TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

September 7, 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**

3. **Roll Call**

4. **Consent Agenda**

   1. Discuss and take action regarding the approval of the August 17, 2023, Regular Planning and Zoning Commission Meeting Minutes.

   2. **REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282)**. Presentation, discussion, and consideration on a request for a replat of Lot 1, Block A, of Retractable Technologies Addition, filed at Denton County Plat Records, establishing 6 lots Light Industrial lots on approximately 33.043 acres situated in the King Survey, Abstract No. 718, within Little Elm Town Limits.
      - Presentation
      - Discussion
      - Recommendation

   3. **REPLAT/ Lot 7R, Block A, Alta 380 Addition (RP-22-06658)**. Presentation, discussion, and consideration on a request for a replat of lots 7 and 8, Block A, of the Alta 380 Addition, establishing 1 lot on approximately 1.808 acres situated in the M. JOnes Survey, Abstract No. 662, within Little Elm Town Limits.
      - Presentation
      - Discussion
      - Recommendation

5. **Regular Agenda**

1. **REPLAT/ Shell Beach Lots 49 and 50 (RP-22-03278)**. Presentation, discussion, and consideration on a request for a replat of residential Lots 49 and 50, establishing 1 lot on approximately 2.568 acres situated in the John King Survey, Abstract No. 718, within Little Elm Town Limits.
    - Presentation
    - Discussion
    - Recommendation

2. **PUBLIC HEARING/ Spiritas Ranch Amendment (PD-23-03535)**. Public hearing, discussion, and take action on a recommendation regarding an amendment request to an existing Planned Development district (Ordinance No. 1641), encompassing approximately 544.1 acres of land, generally bound by FM 720 to the west, Lewisville Lake to the east, and US 380 to the north, within Little Elm's town limits, in order to provide development plans for a school, with modified development standards.
    - Staff Report/Applicant Presentation
    - Open Public Hearing
    - Receive Public Comment
    - Close Public Hearing
    - Discussion and Recommendation

3. **PUBLIC HEARING/ Paloma Creek Bar (SUP-23-01041).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.0 acres of land, currently zoned as Light Commercial (LC), generally located on the south side of West University Drive, approximately 1,500 feet west of Paloma Creek Boulevard, within Little Elm's town limits, in order to allow for construction of a new 6,400 square-foot bar and restaurant, with an outdoor patio.
    - Staff Report/Applicant Presentation
    - Open Public Hearing
    - Receive Public Comment
    - Close Public Hearing
    - Discussion and Recommendation

4. **PUBLIC HEARING/ Liquor King Amendment (SUP-23-03292).** Public hearing, discussion, and take action on a recommendation regarding an amendment request to an existing Specific Use Permit (SUP) for a Liquor Store use (Ordinance No. 1667), generally located at 1937 FM 423, currently zoned Light Commercial (LC), in order to allow for the sale of smoking products.
    - Presentation
    - Open Public Hearing
    - Receive Public Comment
    - Close Public Hearing
    - Discussion and Recommendation

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

- Discuss changing the time and/or day of the September 21st, 2023 Regular Planning and Zoning Meeting in order to not conflict with another Town Event.

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 September 4th, 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 - Senior Planner

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

09/07/2023

OVERVIEW

Project	Adoption of the August 17, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	09/07/2023
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 August 17, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

8.17.23 Minutes

D R A F T

Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, AUGUST 17, 2023 - 7:00 pm

Present:	Ron Trees, Vice-Chair; Jack Skinner, Commissioner; Stephen Horn, Commissioner; Brent Thibeaux, Commissioner; Robert Martin, Commissioner; Debra Cadet, Alternate Commissioner
Absent:	Michael Bell, Chairperson; Tom Ocelli, Commissioner; Chip Norman, Alternate Commissioner
Staff Present:	Fred Gibbs, Director of Development Services Olga Chernomorets, Managing Director of Planning Brian Salvesen, Senior Planner

1. ## 5:30 PM Work Session

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.

Motion by Commissioner Jack Skinner, seconded by Commissioner Robert Martin

AYE: Vice-Chair Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

6 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the August 3, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Minutes approved in Consent Agenda motion.

2. **FINAL PLAT/ Gazebo Commercial Ph. 1 (FP-23-01772)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.286 acres, situated in Thomas Navo Survey, Abstract No. 964, within Little Elm's Town Limits, in order to establish one commercial lot and easements necessary for development.
    - Presentation
    - Discussion
    - Recommendation

Agenda item approved in consent agenda motion.

5. **Regular Agenda**

1. **PUBLIC HEARING/ Little Elm Retail Planned Development (PD-23-01523)**. Public hearing, discussion, and take action on a request to rezone approximately 1.4 acres of land, currently zoned as Light Commercial (LC), generally located 185 feet west of the intersection of FM 423 and King Road, within Little Elm's town limits, in order to establish a new Planned Development district based on Light Commercial district standards with modified uses, to allow for one "Body Art Studio" not to exceed 1,035 square feet.
    - Staff Report
    - Open Public Hearing
    - Receive Public Comment
    - Close Public Hearing
    - Discussion and Recommendation

Staff presented the agenda item to the Commission.

The applicants, Dennis and Kimberly Dent, were available for questions.

Alternate Commissioner Cadet asked why the applicants were interested in Little Elm and if they thought parking might be an issue.

The Dents were interested in Little Elm now because the market was right, and their landlord is also their landlord at another location. They were not concerned about parking as they have less parking at other sites.

Commissioner Martin asked what the proposed hours were.

The Dents answered that the proposed hours would be between 1pm and 8pm.

The Public Hearing was opened at 6:18pm. With no one in attendance indicating they wished to speak, the Public Hearing was closed at 6:18pm.

The Commission weighed the request with the context of the location and the Town's Zoning Ordinance.

Motion: Approve the request with the recommendations by staff.

Motion by Commissioner Stephen Horn, seconded by Commissioner Brent Thibeaux

AYE: Vice-Chair Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

6 - 0 Passed - Unanimously

2. **PUBLIC HEARING/ Lakefront Text Amendment.** Public hearing, discussion, and take action on a recommendation regarding a proposed text amendment to Chapter 106, Zoning Ordinance by amending Section 106.04.02 - Lakefront District, in order to establish a definition, review criteria, and procedures for "art installations," and enable minor corrections throughout the text.
   - Staff Report
   - Public Hearing
   - Discussion and Recommendation

Staff presented the updated Text Amendment Proposal to the Commission.

The Public Hearing was opened at 6:39pm. With no one in the audience indicating they wished to speak, the Public Hearing was closed at 6:39pm.

Motion: Approve text amendment.

Motion by Commissioner Robert Martin, seconded by Commissioner Jack Skinner

AYE: Vice-Chair Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

6 - 0 Passed - Unanimously

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

7. Adjourn

Meeting adjourned at 6:42pm.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

09/07/2023

OVERVIEW

Project	REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282)
P&Z Hearing	09/07/2023
Council Hearing	N/A
Size	Approximately 33.043 acres
Current Zoning	Planned Development (Light Industrial Base)
Proposed Use	Light Industrial Manufacturing
Existing Use	Light Industrial Manufacturing
Future Land Use Plan Designation	Retail and Commercial Use
Applicant	Robert Howman, Glenn Engineering
Owner	Retractable Technologies, Inc.
Strategic Goal	

Agenda Item

REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282). Presentation, discussion, and consideration on a request for a replat of Lot 1, Block A, of Retractable Technologies Addition, filed at Denton County Plat Records, establishing 6 lots Light Industrial lots on approximately 33.043 acres situated in the King Survey, Abstract No. 718, within Little Elm Town Limits.

- Presentation
- Discussion
- Recommendation

Location

Generally located on the western side of Lobo Lane, 250 feet south of the intersection with Debbie Street, within Little Elm's Town Limits.

Planning Analysis

This replat establishes five new light industrial lots, building setbacks, and the necessary easements for development.

The applicant has requested an extension to allow for additional time to bring the plat document into compliance with the Town's Subdivision Ordinance.

Recommended Action

Staff recommends approval of applicant's extension request to the September 21, 2023 Regular Planning and Zoning Commission Meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

09/07/2023

OVERVIEW

Project	REPLAT/ Lot 7R, Block A, Alta 380 Addition (RP-22-06658)
P&Z Hearing	09/07/2023
Council Hearing	N/A
Size	Approximately 1.808 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Retail/Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Christina Wharton
Owner	Sudhakara Peravali
Strategic Goal	

Agenda Item

REPLAT/ Lot 7R, Block A, Alta 380 Addition (RP-22-06658). Presentation, discussion, and consideration on a request for a replat of lots 7 and 8, Block A, of the Alta 380 Addition, establishing 1 lot on approximately 1.808 acres situated in the M. JOnes Survey, Abstract No. 662, within Little Elm Town Limits.

- Presentation
- Discussion
- Recommendation

Location

Located approximately 700 feet west of the intersection of US Highway 380 and FM 2931, within Little Elm's Town Limits.

Planning Analysis

The purpose of this replat is to dedicate easements necessary for development as well as combine both lots into one lot.

Planning, Engineering, and Fire have reviewed the proposed plat document and determined it to be close enough to compliance of Town's Subdivision Ordinance that they felt comfortable with approval with conditions prior to filing.

Recommended Action

Staff recommends approval with the following conditions:

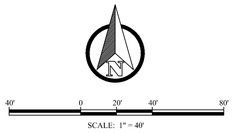
- Add proper "Certificate of Final Plat Approval".
- Correct Owner Headings.
- Dimension Sidewalk.
- Include or correct surveyor information.
- Include area of individual lots.
- Check Leader line locations.

Attachments

Azure Plaza Replat

VICINITY MAP - NOT TO SCALE





SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0405G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
2. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
3. All common areas will be owned and maintained by the HOA/POA.
4. 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.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. The purpose of this replat is to combine existing Lots 7 and 8, Block A, into one single lot.
7. Storm is private on site.

Curve Data Table

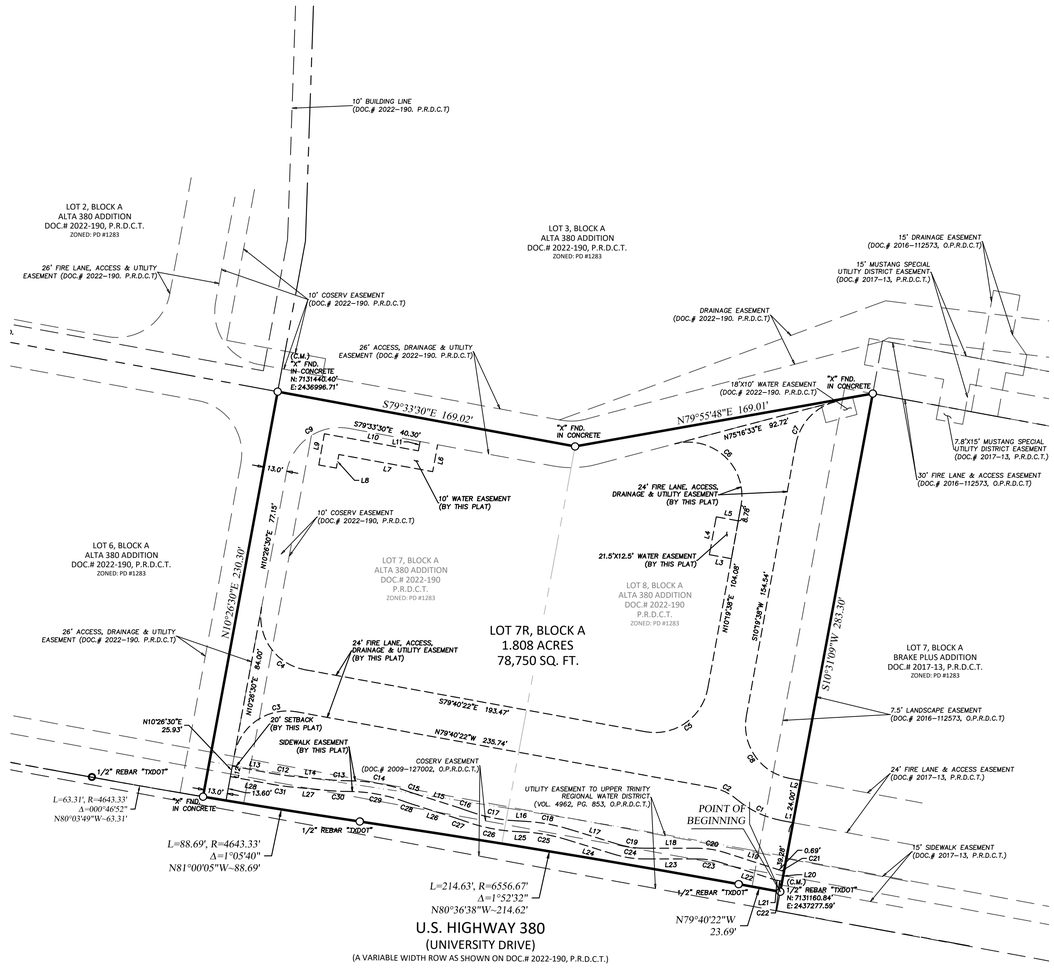
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	28.02'	54.00'	029°43'45"	N64°36'47"W	27.71'
C2	15.67'	30.00'	029°55'28"	N64°42'38"W	15.49'
C3	47.06'	30.00'	089°53'08"	S55°23'04"W	42.38'
C4	47.18'	30.00'	090°06'52"	S34°36'56"E	42.47'
C5	47.12'	30.00'	090°00'00"	N55°19'38"E	42.43'
C6	60.24'	30.00'	115°03'05"	N47°11'55"W	50.62'
C7	34.01'	30.00'	064°56'55"	S42°48'05"W	32.22'
C8	47.02'	30.00'	089°48'29"	S34°34'37"E	42.36'
C9	47.12'	30.00'	090°00'00"	N55°26'30"E	42.43'
C12	8.01'	94.00'	004°52'59"	S81°59'48"E	8.01'
C13	9.45'	94.00'	005°45'26"	S87°19'01"E	9.44'
C14	34.90'	98.00'	020°24'16"	S79°59'36"E	34.72'
C15	4.19'	94.00'	002°33'21"	S71°04'08"E	4.19'
C16	4.83'	106.00'	002°36'39"	S71°02'29"E	4.83'
C17	28.81'	94.00'	017°33'48"	S78°31'04"E	28.70'
C18	25.21'	100.00'	014°26'42"	S80°04'37"E	25.14'
C19	14.96'	50.00'	017°08'44"	S81°25'38"E	14.91'
C20	15.51'	50.00'	017°46'38"	S81°06'41"E	15.45'
C21	2.61'	13.93'	010°43'11"	S74°45'32"E	2.60'
C22	2.54'	42.71'	003°24'46"	N78°47'52"W	2.54'

Line Data Table

Line #	Distance	Bearing
L1	6.57'	N79°28'51"W
L2	6.56'	S79°28'51"E
L3	12.50'	N79°40'22"W
L4	21.50'	N10°19'38"E
L5	12.50'	S79°40'22"E
L6	15.30'	S10°19'17"W
L7	53.35'	N79°40'43"W
L8	7.73'	S10°19'38"W
L9	17.73'	N10°19'38"E
L10	53.35'	S79°40'43"E
L11	5.30'	N10°19'17"E
L12	6.00'	N10°26'32"E
L13	24.41'	S79°33'19"E
L14	22.97'	S84°26'18"E

Line Data Table

Line #	Distance	Bearing
L15	25.75'	S72°20'49"E
L16	3.56'	S87°17'58"E
L17	28.98'	S72°51'16"E
L18	29.64'	N90°00'00"E
L19	31.44'	S72°13'22"E
L20	5.68'	S10°31'09"W
L21	0.81'	N85°23'06"W
L22	32.13'	N72°13'22"W
L23	29.64'	N90°00'00"W
L24	28.98'	N72°51'16"W
L25	3.56'	N87°17'58"W
L26	25.75'	N72°20'49"W
L27	22.97'	N84°26'18"E
L28	24.41'	N79°33'19"W



APPROVED

TOWN OFFICIAL _____ **DATE** _____
TOWN OF LITTLE ELM, TEXAS

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the ALTA 380 Addition, Lot 7R. Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the day of_____, of_____ 20_____ , and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes Town Officials to note the acceptance thereof by signing his/her name as hereinabove subscribed. Witness by hand this day of_____, of_____ 20_____.

TOWN SECRETARY
TOWN OF LITTLE ELM, TEXAS

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

STATE OF TEXAS §
COUNTY OF DENTON §

LITTLE ELM 380 PLAZA, LLC, the undersigned, owner of the land shown on this plat within the area hereafter described: All of Lots 7 and 8 in Block A of ALTA 380 Addition, an addition in the Town of Little Elm, Denton County, Texas, according to the plat recorded under Document Number 2022-190, Plat Records, Denton County, Texas, (P.R.D.C.T.), said Lots 7 and 8 being conveyed to Little Elm 380 Plaza, LLC by deed recorded under Document Number 2022-174927, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD'83)):

BEGINNING at a 1/2 inch rebar with cap stamped, "TEXAS DEPARTMENT OF TRANSPORTATION", (hereinafter referred to as "TXDOT") found for the southeast corner of said Lot 8 and the herein described tract;

THENCE with the exterior perimeter and to the corners of said Lots 7 and 8, the following calls:

1. North 79 degrees 40 minutes 22 seconds West, a distance of 23.69 feet to a 1/2 inch rebar with cap stamped, "TXDOT" found at the beginning of tangent curve to the left, having a radius of 6,556.67 feet, with a delta angle of 01 degrees 52 minutes 32 seconds, whose chord bears North 80 degrees 36 minutes 38 seconds West, a distance of 214.62 feet;
2. Along said tangent curve to the left, an arc length of 214.63 feet to a 1/2 inch rebar with cap stamped, "TXDOT" found at the beginning of a compound curve to the left, having a radius of 4,643.33 feet, with a delta angle of 01 degrees 05 minutes 40 seconds, whose chord bears North 81 degrees 00 minutes 05 seconds West, a distance of 88.69 feet;
3. Along said compound curve to the left, an arc length of 88.69 feet to an "X" cut found;
4. North 10 degrees 26 minutes 30 seconds East, a distance of 230.30 feet to an "X" cut found;
5. South 79 degrees 33 minutes 30 seconds East, a distance of 169.02 feet to an "X" cut found;
6. North 79 degrees 55 minutes 48 seconds East, a distance of 169.01 feet to an "X" cut found;
7. South 10 degrees 31 minutes 09 seconds West, a distance of 283.30 feet, returning to the **POINT OF BEGINNING** and enclosing 1.808 acres (78,750 square feet) of land, more or less.

and designated herein as the ALTA 380 Addition, Lot 7R, Block A. Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks,storm drainage facilities, floodways, watermains, 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.

The undersigned covenants and agrees that he/she shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and Town standards and that he shall maintain the same in a state of good repair at all times in accordance with Town Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the Town Ordinance. The maintenance of pavement in accordance to Town Ordinance of the fire lane easements is the responsibility of the The owner shall identify the fire lane in accordance with Town Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

_____ _____
Owner Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____
Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

I, the undersigned, a (Licensed Professional Engineer/ 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.

Date of Plat/Map: **August 28, 2023**

_____
John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, 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 he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

_____
Notary Public in and for
the State of Texas

REPLAT
LOT 7R, BLOCK A, ALTA 380 ADDITION
BEING A REPLAT OF LOTS 7 & 8, BLOCK A, ALTA 380 ADDITION
BEING 1.808 ACRES SITUATED IN THE M. JONES SURVEY, ABSTRACT #662
ONE LOT LOCATED IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
PREPARED AUGUST 28, 2023

ENGINEER/PREPARER
kirkman ENGINEERING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960
contact: Christina A. Wharton, P.E.
christina.wharton@trustke.com

SURVEYOR
BARTON CHAPA SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474
John H. Barton, III, RPLS 6737

OWNER
Little Elm 380 Plaza, LLC
312 Fisk Lane
McKinney, TX 75072
contact:
609.401.9382
peravali@yahoo.com

JOB NO. 2022.001.295
DRAWN: BCS
CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

SHEET:
VO1

SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 (817) 864-1957

Z:\Project Data\Survey\001 - Kirkman Engineering\2022\295 - Little Elm - Lots 5-7-8\Drawings

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

09/07/2023

OVERVIEW

Project	REPLAT/ Shell Beach Lots 49 and 50 (RP-22-03278)
P&Z Hearing	09/07/2023
Council Hearing	N/A
Size	Approximately 2.568 acres
Current Zoning	Single Family A2
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Jerald Yensan, Landmark Surveyors
Owner	Arthur Runyan
Strategic Goal	

Agenda Item

REPLAT/ Shell Beach Lots 49 and 50 (RP-22-03278). Presentation, discussion, and consideration on a request for a replat of residential Lots 49 and 50, establishing 1 lot on approximately 2.568 acres situated in the John King Survey, Abstract No. 718, within Little Elm Town Limits.

- Presentation
- Discussion
- Recommendation

Location

Generally located 250 feet from the western terminus of Shell Beach Drive, within Little Elm's Town Limits.

Planning Analysis

The applicant has requested an extension in order 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 September 21, 2023 Regular Planning and Zoning Commission Meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

09/07/2023

OVERVIEW

Project	PUBLIC HEARING/ Spiritas Ranch Amendment (PD-23-03535)
P&Z Hearing	09/07/2023
Council Hearing	October 3, 2023
Size	Approximately 544.1 acres
Current Zoning	Planned Development through Ordinance #1641
Proposed Use	Public School
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Tony Schmitz, Pflueger Architects
Owner	Denton ISD
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Spiritas Ranch Amendment (PD-23-03535). Public hearing, discussion, and take action on a recommendation regarding an amendment request to an existing Planned Development district (Ordinance No. 1641), encompassing approximately 544.1 acres of land, generally bound by FM 720 to the west, Lewisville Lake to the east, and US 380 to the north, within Little Elm's town limits, in order to provide development plans for a school, with modified development standards.

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

Location

Generally bound by FM 720 to the west, Lewisville Lake to the east, and US 380 to the north, within Little Elm's town limits

Planning Analysis

Background. The Spiritas Ranch property includes approximately 545 acres located on the southeast corner of FM 720 and US Hwy 380, generally bound by FM 720 to the west, Lake Lewisville to the east, and US Hwy 380 to the north. In 2007, the Town and the owners of Spiritas Ranch executed a development agreement that included this property and the property to the east, also known as the Navo tract. The agreement included annexation of Light Commercial (LC) frontage along US Hwy 380, and established subdivision and other development standards. In 2014, the agreement included the annexation of the large tract known as Spiritas West that carried the same regulations as part of the Lincoln Park ETJ portion. In February 2021, a new development agreement was approved, inclusive of the entire 545 acres, voluntary annexation, establishment of an overall concept plan, and development standards.

In October 2021, Council approved a new Planned Development PD district, in order to allow for the development of the Spiritas Ranch community, consisting of approximately 2,135 single-family dwelling units, a future Denton ISD school, Fire Station/EMS Center, two amenity centers, and open space. The PD utilized Single Family 4 (SF4) as the base zoning district to create three types of residential sub-districts, and indicated that non-residential development would follow the Light Commercial site development standards (inclusive of architectural design, area, height, and building setbacks, and landscape requirements).

Last year, the 13.492-acre site designated for the school, located in Phase 2H, was sold to the Denton Independent School District for the purposes of constructing a new elementary school. As witnessed in recent cases, school development is not always able to fully meet the stringent requirements of a truly commercial development. Therefore, Staff and the School District have negotiated a list of modified development standards and associated exhibits, based on the Light Commercial LC district with modifications to certain architectural and site development requirements. The established development standards would be applicable specifically to the property on which the school is to be constructed, and are comparable to those of the residential component, which should allow the school site to fit cohesively into the neighborhood.

However, since the land had an existing Planned Development district and Development Agreement, such deviations require approval from the Town Council through amendments to both documents. In May 2023, Town Council approved amendments to the Development Agreement, establishing the negotiated standards and development plans for the school site.

Proposal.
At this time, the applicant is bringing forward the request to amend the existing PD in order to incorporate the development plans and modified standards, previously approved as part of the Development Agreement.

Standards.
The amendment outlines general restrictions under which the subject property is to be developed, and provides for concept plan and landscape plan adoption, generally laying-out the site, structures, and landscaping to the agreed upon standards. The amendment also includes exhibits providing further detail with regard to building design and commitment to utilizing certain materials. The exhibits are not, however, intended to serve as approved plans for construction.

> **Zoning**. No dimensional zoning changes are being proposed; proposed development meets the LC district area, height, and setback requirements. The conceptual site plan depicts the minimum standards for site layout, parking lot detail, and general circulation, identifying setbacks, area, height, and lot coverage, to enable the non-residential site to co-exist harmoniously within the residential neighborhood.
>
> **Building Design**. The proposed building design utilizes the minimum base requirements of commercial property architectural standards, providing the minimum acceptable articulation, tripartite design, but deviations from typical material standards. The proposed design standards for a school in Chapter 106.06.05 apply commercial design standards to the construction of schools. The standards in the Town's Ordinance include 30% glazing of the total facade, and 80% class A (brick and masonry) of

building materials (excluding glazing area) per facade. This totals 86% of the facade being either glazing or Class A materials. This PD amendment requests the following building materials' percentage on each facade:

Facade	Class A and Glazing Percentage	Class B Percentage
East	57%	43%
West	86%	14%
South	72%	28%
North	76%	24%

The above amended standards are set in the PD narrative and the building exhibits. Recently, the Planning Commission and Town Council approved a Planned Development request for North Texas Collegiate Academy (PD-22-12898) that allowed the classroom building to have the following design standards:

Facade	Class A and Glazing Percentage	Class B Percentage
East	65%	35%
West	63%	37%
South	66%	34%
North	66%	34%

The included facade plans represent the minimum standard for design and materials.

Landscape Standards.
The Landscaping standards for the site are set in the landscape plans and include perimeter plantings around the entire site, foundation plantings, and vehicular use area plantings. The landscape exhibit provides a visual representation of the proposed minimum landscaping, generally identifying tree and shrub locations, quantities, and minimum of 4 caliper inches for shade trees; all comparable to those of the residential neighborhood. These exhibits identify how the proposed tree planting is intended to serve as the living screen between the school and neighboring homes, as well as the right-of-way frontages.Landscaping standards set in the narrative of the PD include:

- The site shall be fully irrigated.
- The site shall be fully sodded.
- 4" caliper trees along residential lot lines per Landscape exhibit, staggering allowed.
- Provide 4" caliper trees along street frontage
- Shrubs utilized for vehicular areas and other screening shall be at least 36" tall at time of planting and be evergreen species.
- Residential wood fencing shall fulfill the screening wall requirements.

Parking. Parking is assessed at 1 spot per classroom plus 1 spot per 4 seats in any auditorium. The PD site plan shows 127 parking spots being provided which is enough to meet the parking requirement set in the ordinance. The parking spaces are being provided at 9 feet by 20 feet.

Fire, Engineering, and Comprehensive Plan. Fire and Engineering Departments have give approval for zoning purposes. The applicant will still need to receive to approval of specific Site Development Permits before construction is authorized. This PD request aligns with the Town's vision for the area.

Recommended Action

Staff recommends approval of the requested amendment as presented.

Attachments

Development Agreement - Spiritas Ranch Amendment (Denton ISD Property)

STATE OF TEXAS	**§**	**DEVELOPMENT AGREEMENT**
	§	
COUNTY OF DENTON	**§**	**FOR SPIRITAS RANCH AMENDMENT - DENTON ISD PROPERTY**

This Development Agreement, an Amendment to Spiritas Ranch, specifically with regard to the Denton Independent School District Property ("**Agreement**") is entered into between the developer, Denton Independent School District "**DISD**", whose address for purposes of this Agreement is 13607 N. Locust Street, Denton, Texas 76201 and the Town of Little Elm, Texas ("**Town**"), whose address for purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, TX 75068. DISD and the Town are sometimes referred herein together as the "**Parties**" and individually as a "**Party**."

Recitals:

1. DISD is the owner, and developer, of a 13.492-acre site located in Phase 2H of Spiritas Ranch Planned Development within the Town of Little Elm, Texas (the "**Property**"), which Property is more particularly described in **Exhibit A** attached hereto, and which Property DISD intends to develop as a two-story elementary school.

2. The development of the Property is currently governed by the Spiritas Ranch Development Agreement ("**SR Agreement**"), which was approved by the Town on February 2, 2021 and recorded in the Denton County Real Property Records on February 5, 2021, amended on April 5, 2022, and recorded on April 7, 2022, and by the Town's Planned Development Ordinance for the Spiritas Ranch Development, Town Ordinance No. 1641 enacted by the Town on October 19, 2021 (hereinafter referred to as the "**SR PD Ordinance**").

3. As DISD owns the Property, DISD has the lawful authority to enter into this Agreement regarding the development of the Property, which Agreement will amend the SR Agreement solely in regards to the Property but not as to any other property governed by the SR Agreement.

4. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.

5. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

NOW, THEREFORE, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

Section 1. Incorporation of Premises. The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. **Term.** This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so ("**Effective Date**"). This Agreement shall remain in full force and effect from the Effective Date until the obligations required by this Agreement are satisfied by DISD ("**Term**").

Section 3. **Agreements.** The Parties agree as follows:

A. The Property will be developed consistent with the following restrictions, which restrictions shall be included in an amendment to SR PD Ordinance related solely to the Property, and incorporated exhibits herein:

1. The Concept Plan attached hereto and incorporated herein by reference, demonstrates locations of the proposed structures and improvements within the property. Amendments to the Concept Plan must be approved by Council action, except that the Director of Development Services may approve minor revisions which do not significantly alter the basic relationship or intent of the proposed development.

2. A two-story elementary school shall be designed for this site consisting of an exterior skin being approximately 57% masonry and aluminum framed glass windows on the East Façade, 86% West Façade, 72% South Façade, 76% North Facade. Metal panels shall make up no more than 43% of the exterior skin on the East Façade, 14% West Façade, 28% South Façade, 24% North Facade.

3. The following sheets are provided and incorporated as exhibits of this agreement:

Concept Site Plan
Architectural Site Plan
Architectural Façade Plans
Architectural Color Renderings
Landscape Plan

4. Maximum lot coverage: 25%.

5. Minimum 1st floor area of the school building is approximately 79,420 square feet.

6. Landscaping regulations: It shall be the DISD's responsibility to ensure that the site shall contain the following:

The site shall be fully irrigated
The site shall be fully sodded
Provide 4" caliper shade trees along residential lot lines per Landscape Exhibit, staggering allowed.

Provide one 4" caliper trees along street frontage per Landscape Exhibit.
Shrubs utilized for vehicular areas, and all other screening, shall be at least 36" in height at time of planting, evergreen species that form a hedge.
Residential wood fencing shall fulfill the screening wall requirements.

7. Building Codes: the 2018 International Building Code, the 2018 International Fire Code, the 2018 National Electrical Code, the 2018 International Mechanical Code, the 2018 International Plumbing Code, the 2018 International Gas Fuel Code, the 2018 International Energy Conservation Code, and the 2018 International Property Maintenance Code (including all Code Amendments or subsequent versions of such codes).

B. No new structure (as such term may be defined, from time to time, by the Town, but in any event, including every structure designed or intended for human occupancy and every accessory structure intended for human occupancy, and all other buildings or structures, a "**Structure**") shall be constructed, installed, or located within the Property unless a building permit has been issued by a Town inspector. All building permits shall be paid for by the builder performing the work (or by the owner of the property on which the work is being performed). Conformance of any structure or other buildings or improvements and plans therefore with the Building Codes is the sole responsibility of each builder, and nothing in this section is intended to create any liability of the Town for such conformance.

Section 4. Miscellaneous.

A. **Default/Mediation**. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

B. **Venue**. This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any

dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Denton County, Texas.

C. **Relationship of Parties**. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

D. **Severability**. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

E. **Cumulative Rights and Remedies**. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

F. **Exhibits**. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

G. **Surviving Rights**. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

H. **Applicable Laws**. This Agreement is made subject to the existing provisions of the Charter of the Town of Little Elm, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

I. **Authority to Execute**. The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

J. **Amendments**. This Agreement may be only amended or altered by written instrument signed by the Parties.

K. **Headings**. The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

L. **Entire Agreement**. This Agreement contains the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

M. **Filing in Deed Records**. This Agreement shall be recorded in the real property records of Denton County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon DISD and all of DISD's heirs, successors, and assigns and the future Owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any final platted residential lot upon which a completed home has been constructed.

N. **Assignment of Agreement**. DISD has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of DISD under this Agreement, to any person or entity (an "**Assignee**") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with DISD. Each assignment shall be in writing executed by DISD and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the owner or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting owner or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor owner assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor owner, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by DISD shall release DISD from any liability that resulted from an act or

omission by DISD that occurred prior to the effective date of the assignment. DISD shall maintain true and correct copies of all assignments made by DISD to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

O. **Waiver of Texas Government Code § 3000.001 et seq**. With respect to the improvements constructed on the Property pursuant to this Agreement, DISD hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

P. **No Israel Boycott**. In accordance with Chapter 2270, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the contract. Chapter 2270 does not apply to (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) a contract that has a value of less than One Hundred Thousand Dollars ($100,000.00). Unless the company is not subject to Chapter 2270 for the reasons stated herein, the signatory executing this contract on behalf of DISD verifies by DISD's signature on this Agreement that the company does not boycott Israel and will not boycott Israel during the term of this contract.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXECUTED by the Parties on the dates set forth below, to be effective as of the date first written above.

DISD

Denton Independent School District

By: _____
J. Scott Niven
Deputy Superintendent

Date:_____

TOWN OF LITTLE ELM, TEXAS

By:_____
Matt Mueller
Town Manager

Date:_____

ATTEST:

By:_____
Caitlan Biggs
Town Secretary

STATE OF TEXAS §
§
COUNTY OF DENTON §

Before me, the undersigned authority, on this _____ day of ___, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By:_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DENTON §

Before me, the undersigned authority, on this _____ day of ___, 2023, personally appeared J. Scott Niven, in his capacity as Deputy Superintendent of the Denton Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in his individual capacity.

[Seal] By:_____
Notary Public, State of Texas

EXHIBIT A

Legal Description of the Land

WHEREAS, the Denton Independent School District is the owner of a a tract of land situated in the M. Jones Survey, Abstract No. 662, Town of Little Elm, Denton County, Texas, being all of a called 13.166 acre tract of land conveyed to the Denton Independent School District as recorded in County Clerk No. 2022-91186 of the Official Records of Denton County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a 1 /2" iron rod with plastic cap stamped "4613" set for the westernmost southwest corner of the called 13.166 acre tract of land at the beginning of a non-tangent curve to the left and said the left and said iron rod being in the east line of a called 13.492 acre tract of land conveyed to the Town of Little Elm for future public Right-of-Way as recorded in County Clerk No. 2021-95337 of the Official Records of Denton County, Texas;

THENCE with the east line of the called 13.492 acre tract of land, the west line of the called 13.166 acres tract of land, and with said non-tangent curve to the left, with an arc length of 412.78 feet, a a radius of 1320.00 feet, and a chord bearing N10"42'56"E, 411.10 feet to a 1 /2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N01 "45' 42"E, continuing along the mutual line of the called 13.492 acre tract of land and the called 13.166 acre tract of land, a distance of 185.81 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the corner;

THENCE departing the said mutual line of the called 13.492 acre tract of land and the called 13.166 acre tract of land and continuing with the next thirteen (13) calls along the mutual line of the called 13.166 acre tract of land and the remainder of a called 523.172 acre tract of land conveyed to MM Little Elm 548, LLC as recorded in County Clerk No. 2020-123025 of the Official Records of Denton County, Texas, from which the called 13.166 acres tract of land was originally a part of;

THENCE N46"51 '55"E, a distance of 42.45 feet to a 1 /2" iron rod with plastic cap stamped "4613" set for the corner;

THENCE S88"13'57"E, a distance of 496.98 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, with an arc length of 136.90 feet, a radius of 320.00 feet, and a chord bearing S75"56'45"E, 136.86 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S63"41'36"E, a distance of 245.34 feet to a capped iron rod with plastic cap stamped "BCG" found for the northern most north-east corner of the called 13.166 acre tract of land;

THENCE S18"35'16"E, a distance of 13. 90 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, with an arc length of 444.69 feet, a radius of 2170.00', and a chord bearing S33"13'34"W, 443.91 feet a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S39"05'55"W, a distance of 343.51 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, with an arc length of 73.00 feet, a radius of 320. 77 feet, and a chord bearing S45"37'05"W, 72.84 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S52"06'55"W, a distance of 152.33 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the southern-most southeast corner of the called 13.166 acre tract of land;

THENCE N37"55'28"W, a distance of 210.02 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N38"05'18"W, a distance of 55.09 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N44"18'58"W, a distance of 62. 79 to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N54"41'08"W, a distance of 121.01 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N70"22'1 O"W, a distance of 29.93 feet to the POINT OF BEGINNING and CONTAINING 573,513 square feet or 13.166 acres of land.

Baxley Street

Classic Ave.

Colette Road

Ryan Spiritas Parkway

Bristle Pine Avenue

Farren Way

Carlyle Park Lane

N46°51'55"E
42.45'

S88°13'57"E 496.98'

543'

178'

A=24°30'44"
R=320.00'
T=69.51'
L=136.90'

S63°41'36"E 245.34'

S18°35'16"E
13.90'

N01°45'42"E 185.81'

412'

473'

A=17°55'01"
R=1320.00'
T=208.09'
L=412.78'

N54°41'08"W
121.01'

N44°18'59"W
62.79'

N38°05'18"W
55.09'

N37°55'29"W
210.02'

S52°06'55"W 152.33'

A=13°04'13"
R=320.00'
T=36.66'
L=73.00'

S39°05'56"W 343.51'

A=11°44'29"
R=2170.00'
T=223.12'
L=444.69'

Lot 1, Block A
573,513 Sq. Ft.
13.166 Acres

26' Fire Lane, Access, & Utility Easement

Drop Off Lane

30' Bldg. Line

20' Bldg. Line

35' Bldg. Line

5' Sidewalk

6' Sidewalk

8 Spa. @ 9'=72'

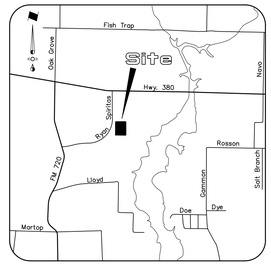
6 Spa. @ 9'=81'

9 Spa. @ 9'=81'
1 Spa. @ 11'=11'

Water Well For Irrigation

Dumpsters With 8' Masonry Screen Wall

0 50 100
GRAPHIC SCALE
1"=50'



VICINITY MAP
NTS

SITE DATA SUMMARY CHART (by phase and in total) to include the following items:		
Site Data Summary	*Existing*	*Proposed*
Existing Zoning	ETJ	ETJ
Front Setback		30'
Side Setback		20'
Rear Setback		35'
Land Use Designation		School
Gross Acreage		13.166
Net Acreage		13.166
Number of Proposed Lots		1
Percentage of Site Coverage		12.8
Area of Impervious Coverage		225,300 sf
Percentage of Impervious Coverage		39.3
Proposed Building Area *(square footage footprint)*		73,365 sf
Number of Single-Story Buildings		0
Number of Two-Story Buildings		1
Maximum Building Height		34'-4"
Proposed Floor Area		114,620 sf
Proposed Floor Area by Use (school)		114,620 sf
Required Parking		125
Provided Parking		126
Standard		119
Handicap		7
Total		126
Inventory Parking		NA
Electric Vehicle Charging Infrastructure		NA
Bicycle Racks		3
Required Loading Spaces		3

Water Meter Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	2"	2	6"
②	Irrigation	2"	1	–

SITE PLAN

SPIRITAS RANCH ELEMENTARY SCHOOL

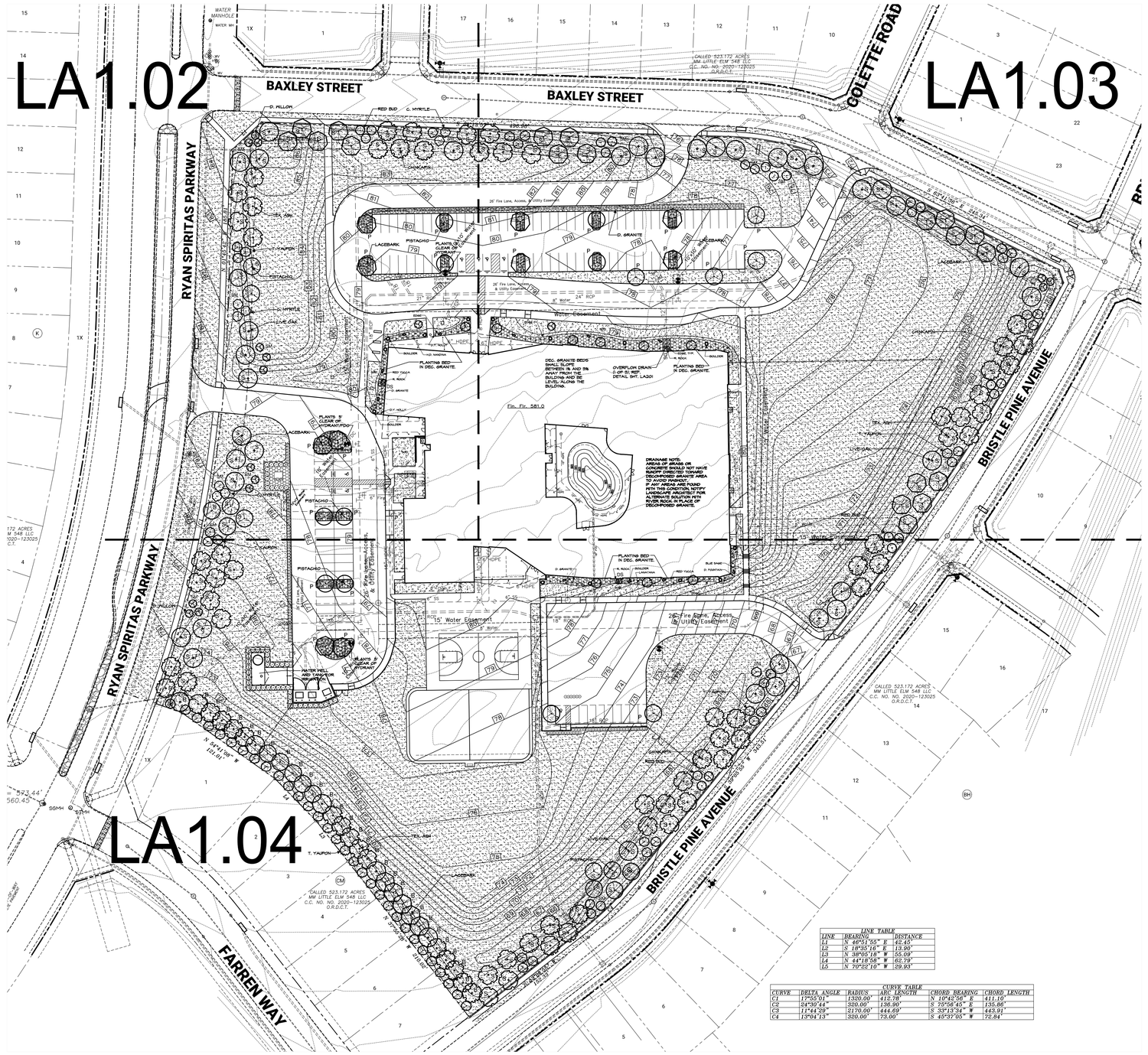
Lot 1, Block A

13.166 Acres Situated In The
M. JONES SURVEY ~ ABST. 662
LITTLE ELM, DENTON COUNTY, TEXAS

Owner
Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 369-0000
bboyter@dentonisd.org

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Seth@rlkengineering.com
Telephone 972 359-1733

April 18, 2023


LA1.02
LA1.03
LA1.04
BAXLEY STREET
BAXLEY STREET
GOLETTE ROAD
RYAN SPIRITAS PARKWAY
BRISTLE PINE AVENUE
BRISTLE PINE AVENUE
FARREN WAY
CALLED 523.172 ACRES
MM LITTLE ELM 548 LLC
C.C. NO. NO. 2020-123025
O.R.D.C.T.
15' Water Easement
26' Fire Lane, Access & Utility Easement
24' ROP
Fin. Flr. 581.0
DRAINAGE NOTE:
AREAS OF BRASS OR
ALUMINUM EDGING MUST HAVE
CONCRETE BEHIND TO AVOID
DECOMPOSED GRANITE AREA
TO AVOID WASHOUT.
IF THIS CONDITION FOUND
IN THE FIELD, CONTACT NOTIFY
LANDSCAPE ARCHITECT FOR
ALTERNATE SOLUTION WITH
RIVER ROCK IN PLACE OF
DECOMPOSED GRANITE.
DECOMP. GRANITE BEDS
SHALL SLOPE
BETWEEN 1% AND 5%
AWAY FROM THE
BUILDING AND BE
LEVEL ALONG THE
BUILDING
OVERFLOW DRAIN
- SEE DETAIL SHT. LA301
PLANTING BED
IN DECOMP. GRANITE
PLANTING BED
IN DECOMP. GRANITE
PLANTING BED
IN DECOMP. GRANITE
WATER METER
AND CONDITOR
PLANTS 5'
CLEAR OF
HYDRANT
PLANTS 5'
CLEAR OF
HYDRANT
SSMH
SSMH
N 64°41'09" W
121.43'
S 64°41'09" E
560.45'
573.44'
N 64°41'09" W
121.43'
N 64°41'09" W
121.43'
S 64°41'09" E
560.45'
S 64°41'09" E
560.45'
N 25°18'51" W
320.00'
S 25°18'51" E
320.00'
S 64°41'09" E
560.45'
N 25°18'51" W
320.00'
S 25°18'51" E
320.00'
S 64°41'09" E
560.45'
N 64°41'09" W
121.43'
N 64°41'09" W
121.43'
S 64°41'09" E
560.45

ALL EXTERIOR BATTENS AT ALUMINUM FRAMES FALL UNDER THE SCOPE OF ADD ALTERNATE #4

EXTERIOR FACADE MATERIAL BREAKDOWN

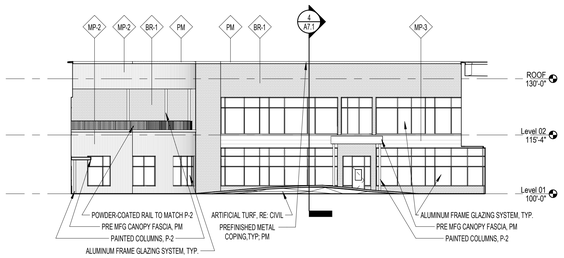
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
WEST	7371	**86.7%**	1126	**13.3%**	8497	100%
SOUTH	8439	**72.1%**	3271	**27.9%**	11,710	100%
NORTH	8806	**76.1%**	2771	**23.9%**	11,577	100%
EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

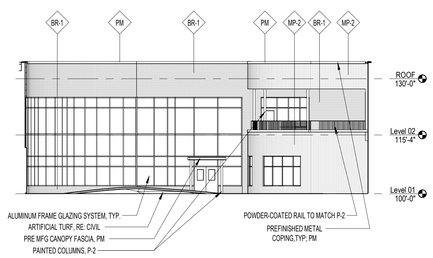
SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
	BR-2	MODULAR BRICK	ACME	MODULAR	ROXBURY	VELOUR FINISH, AT DUMPSTER WALL AND MARQUEE SIGN ONLY
	BR-3	THIN BRICK VENEER	METRO	MODULAR	CHARCOAL IRON SPOT	HORIZONTAL RUNNING BOND (AT WATER TABLE)
	CFL-1	CONCRETE FORM LINER	FITZGERALD FORMLINERS	14385-PORTLAND RIB	-	14385 PORTLAND RIB, 1.5" DEEP RANDOM RIBS, REPEATS ON 24" CENTERS (SPIRITAS SITE ONLY)
	MP-1	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	CUPRAL	FLAT (AT WINDOWS)
	MP-2	CORRUGATED METAL PANEL	PAC-CLAD	BOX RIB	COPPER PENNY	VERTICAL CORRUGATION; RANDOMIZED PATTERN: 25% EACH OF PROFILES 1, 2, 3, 4
	MP-3	FLUSH METAL PANEL	PAC-CLAD	FLUSH	MANSARD BROWN	12" WIDE & (2) PENCIL RIBS PROFILE, RUN HORIZONTALLY
	MP-4	ALUMINUM COMPOSITE METAL PANEL	ALUCOBOND	FLAT	STATUARY BRONZE	FLAT (AT METAL PANEL WALL BUMP-OUTS/CORNICE/COPING)
	MPS-1	METAL PANEL SOFFIT (@ CANOPY)	PAC-CLAD	FLUSH	TERRA COTTA	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	MPS-2	METAL PANEL SOFFIT (@ CANTILEVERED BOX FORMS)	PAC-CLAD	FLUSH	COPPER PENNY	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	GL1	INSULATED GLAZING UNITS	VITRO	SOLARBAN 90	CLEAR ON CLEAR	-
	AL	ANODIZED ALUMINUM	-	-	DARK BRONZE	-
	HM	HOLLOW METAL FINISH	-	-	FINISH TO MATCH P-2	-
	PM	PRE-FINISHED METAL	-	-	FINISH TO MATCH P-2	FASCIAS, COPING, DOWNSPOUTS, ETC
	PC	POWDER COAT FINISH	-	-	FINISH TO MATCH P-2	RAILING BALLUSTERS, REF TYP. RAILING ELEVATIONS.
	P-2	PAINT	SHERWIN WILLIAMS	REF. SPECS	SW7048 URBANE BRONZE	COLUMNS, HOLLOW METAL FRAME/DOOR TRIM
	EPT	EXTERIOR PAVER TILE	WAUSAU	RIVERSIDE 24"x24"x2"	HRS-60	FOR USE ON PEDESTAL SUPPORTED DECK SYSTEM AT OUTDOOR LEARNING E207
	AA	EXTERIOR MATERIAL TAG		-	-	-

ELEVATION GENERAL NOTES

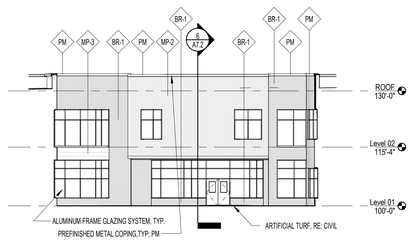
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   A. MEJ'S OCCUR AT PANEL BREAKS, PROVIDE BACKER ROD AND SEALANT AT EACH PANEL JOINT. ADDITIONAL CONTROL JOINTS AT DOOR OPENINGS AS CALLED OUT ON ELARGED PANEL ELEVATIONS.
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   A. NO LESS THAN 3'-4" FROM OUTSIDE CORNERS AT CMU BACKED WALLS, U.N.O.
   B. EQUALLY SPACE ALL OTHERS ON MASONRY DIMENSIONS WITH SPANS NOT TO EXCEED 20'-0" O.C.
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4. REFER TO ROOF PLAN DRAWINGS FOR DOWNSPOUT, GUTTER, EJ, SCUPPER, AND ROOF LADDER LOCATIONS
5. REFER TO SHEET A9.00 FOR ADDITIONAL EXTERIOR FINISHES AND FINISH NOTES
6. PAINT STEEL ACCESS LADDERS AND SCUPPERS TO MATCH COLOR OF BR-1
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8. CONTINUE MASONRY ACCENT SCHEME AT ALL EXT. WALLS, INCLUDING AT ENTRIES, COLUMNS, AND WALLS NOT SHOWN ON ELEVATIONS.
9. BASIS OF DESIGN IS FOR ALL WINDOWS AND DOORS TO BE INSTALLED, FLASHED, AND WATER TESTED PRIOR TO VENEER INSTALLATION. WATER TEST SHALL COMPLY WITH AAMA SO1.2.03
10. REFER TO CLOAK FLASHING DETAILS FOR TYPICAL FLASHING CONFIGURATIONS
11. ALL SEALANT OF JOINTS AT BRICK TO MATCH BR-1
12. ALL SEALANT OF JOINTS AT ALUMINUM COMPOSITE METAL PANEL TO MATCH MP-1
13. FOR DOOR AND WINDOW TYPES AT EXTERIOR PRE-FABRICATED PANEL, ICF, AND CONVENTIONAL CONSTRUCTION ELEVATIONS, RE: A6.2-A6.4



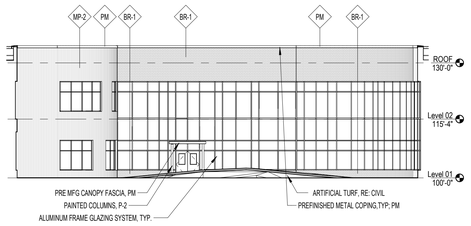
COURTYARD - WEST ELEVATION 8
SCALE: 1/16" = 1'-0"



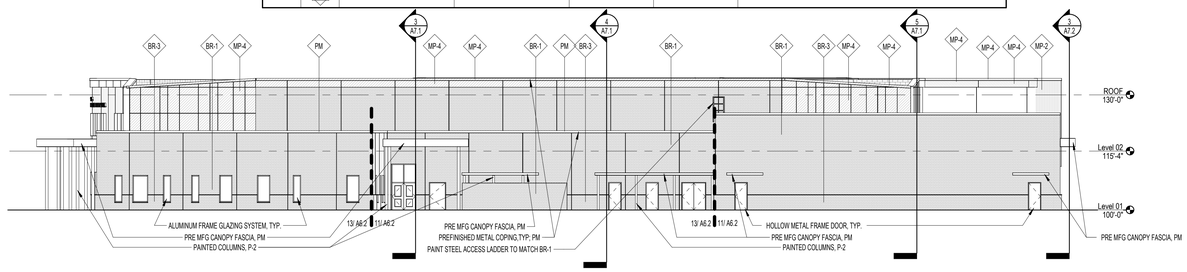
COURTYARD - SOUTH ELEVATION 7
SCALE: 1/16" = 1'-0"



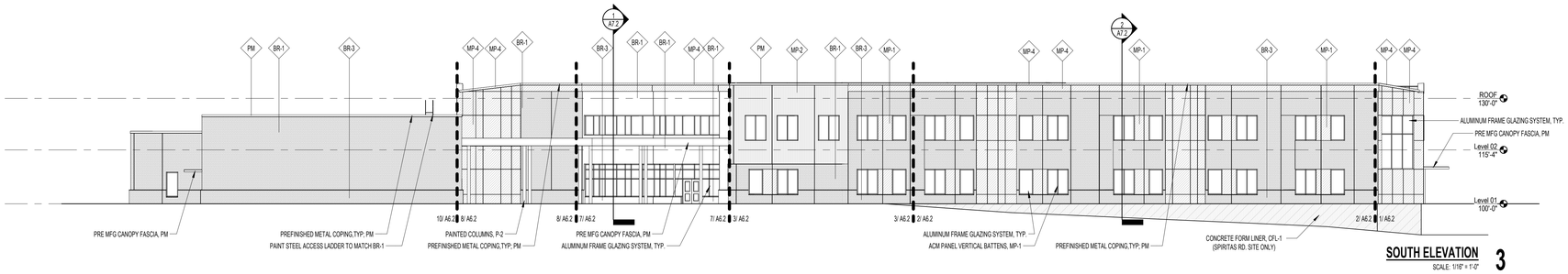
COURTYARD - NORTH ELEVATION 6
SCALE: 1/16" = 1'-0"



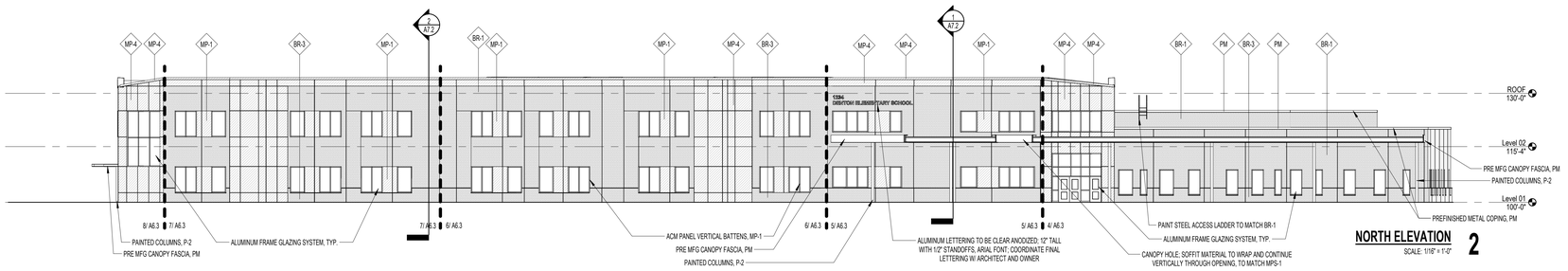
COURTYARD - EAST ELEVATION 5
SCALE: 1/16" = 1'-0"



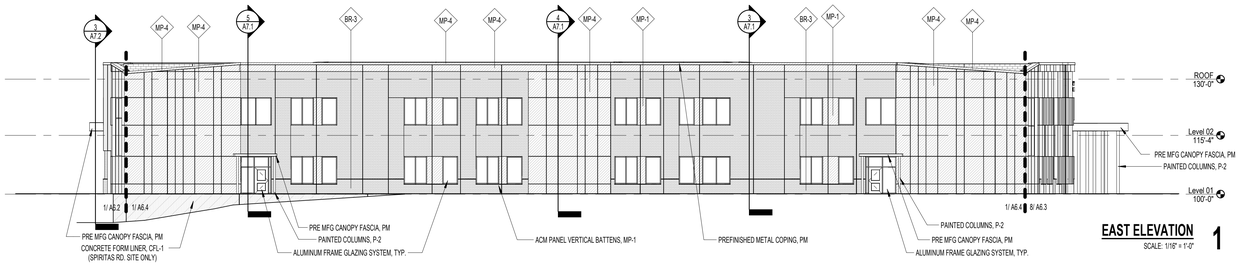
WEST ELEVATION 4
SCALE: 1/16" = 1'-0"



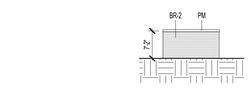
SOUTH ELEVATION 3
SCALE: 1/16" = 1'-0"



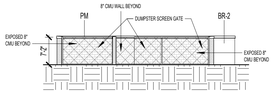
NORTH ELEVATION 2
SCALE: 1/16" = 1'-0"



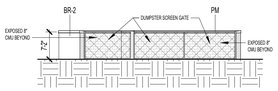
EAST ELEVATION 1
SCALE: 1/16" = 1'-0"



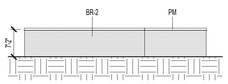
DUMPSTER SCREEN - WEST 14
SCALE: 1/16" = 1'-0"



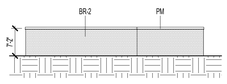
DUMPSTER SCREEN - NORTH 2 13
SCALE: 1/16" = 1'-0"



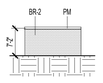
DUMPSTER SCREEN - NORTH 1 12
SCALE: 1/16" = 1'-0"



DUMPSTER SCREEN - SOUTH 2 11
SCALE: 1/16" = 1'-0"



DUMPSTER SCREEN - SOUTH 1 10
SCALE: 1/16" = 1'-0"



DUMPSTER SCREEN - EAST 9
SCALE: 1/16" = 1'-0"

pfluger
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603 Munger Ave, Suite 130
Dallas, Texas 75202
pflugerarchitects.com

NEW DENTON ISD ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

DENTON INDEPENDENT SCHOOL DISTRICT
1307 NORTH LOCUST STREET
DENTON, TEXAS 76201

REGISTERED ARCHITECT
CHRISTOPHER D. MARTIN
STATE OF TEXAS
19685
DATE: 04/03/2023

PROJECT NO. 22-022
DATE: 04/03/2023
DRAWN BY: DRW CHECKED BY: CMM
REVISIONS:

No.	Date	Description
1	04/14/2023	ADDENDUM 1

BIDDING AND PERMITTING SET

A6.1
EXTERIOR ELEVATIONS

Autodesk Docs://22-022 - Denton ISD New Elementary Schools 26-28/22-022_ARCH_Denton_ES Prototype_R23.rvt
4/25/2023 9:48:49 AM

ALL EXTERIOR BATTENS AT ALUMINUM FRAMES FALL UNDER THE SCOPE OF ADD ALTERNATE #4

EXTERIOR FACADE MATERIAL BREAKDOWN

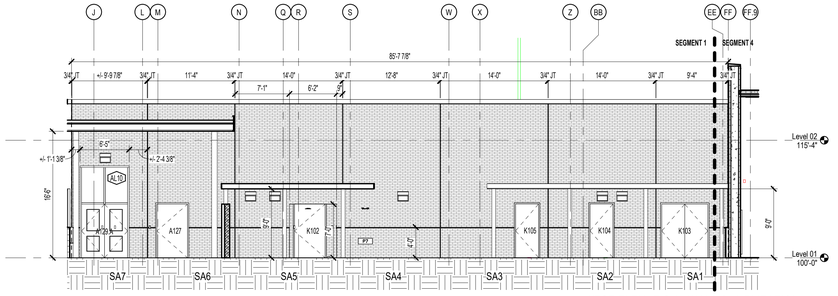
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EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

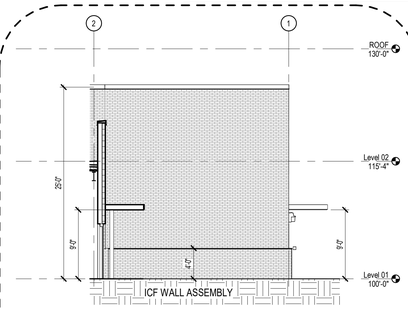
SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
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	CFL-1	CONCRETE FORM LINER	FITZGERALD FORMLINERS	14385-PORTLAND RIB	-	14385-PORTLAND RIB, 1.5" DEEP RANDOM RIBS, REPEATS ON 24" CENTERS (SPIRITAS SITE ONLY)
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	MPS-1	METAL PANEL SOFFIT (@ CANOPY)	PAC-CLAD	FLUSH	TERRA COTTA	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	MPS-2	METAL PANEL SOFFIT (@ CANTILEVERED BOX FORMS)	PAC-CLAD	FLUSH	COPPER PENNY	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
	GL1	INSULATED GLAZING UNITS	VITRO	SOLARBAN 90	CLEAR ON CLEAR	-
	AL	ANODIZED ALUMINUM	-	-	DARK BRONZE	-
	HM	HOLLOW METAL FINISH	-	-	FINISH TO MATCH P-2	-
	PM	PRE-FINISHED METAL	-	-	FINISH TO MATCH P-2	FASCIAS, COPING, DOWNSPOUTS, ETC
	PC	POWDER COAT FINISH	-	-	FINISH TO MATCH P-2	RAILING BALLUSTERS, REF TYP. RAILING ELEVATIONS.
	P-2	PAINT	SHERWIN WILLIAMS	REF. SPECS	SW7048 URBANE BRONZE	COLUMNS, HOLLOW METAL FRAME/DOOR TRIM
	EPT	EXTERIOR PAVER TILE	WAUSAU	RIVERSIDE 24"x24"x2"	HRS-60	FOR USE ON PEDESTAL SUPPORTED DECK SYSTEM AT OUTDOOR LEARNING E207
	AA	EXTERIOR MATERIAL TAG		-	-	-

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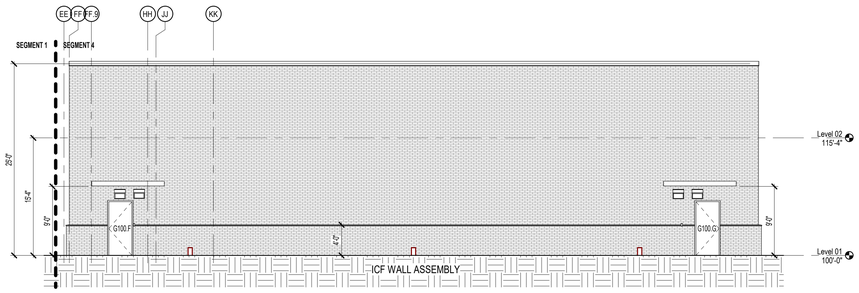


WEST ELEVATION - WALL PANELIZATION 13
SCALE: 1/8" = 1'-0"

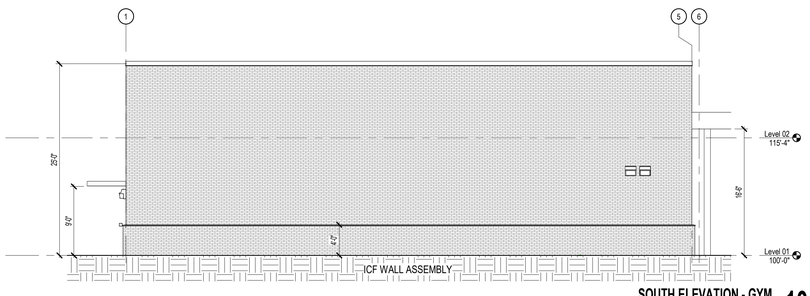


NORTH ELEVATION - GYM 12
SCALE: 1/8" = 1'-0"

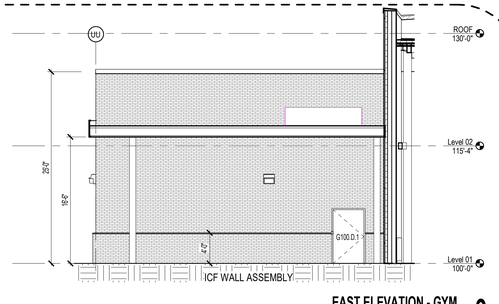
ICF WALL ASSEMBLY: SHOWN FOR CONTEXT



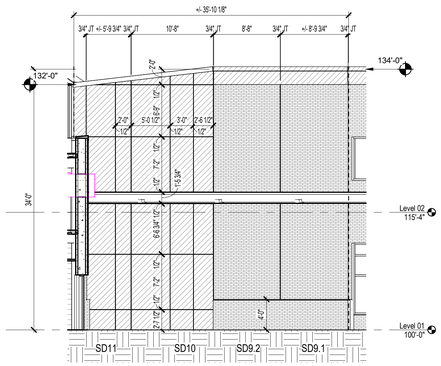
WEST ELEVATION - GYM 11
SCALE: 1/8" = 1'-0"



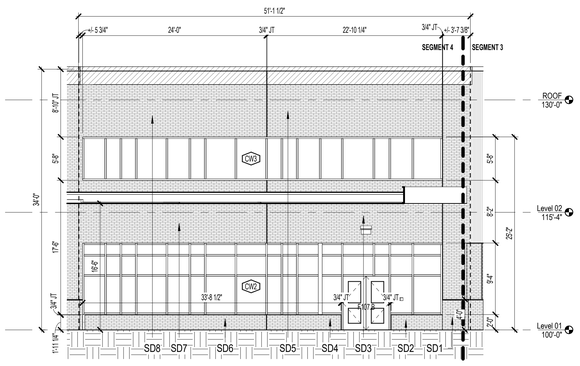
SOUTH ELEVATION - GYM 10
SCALE: 1/8" = 1'-0"



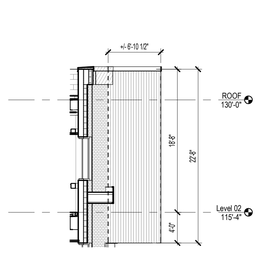
EAST ELEVATION - GYM 9
SCALE: 1/8" = 1'-0"



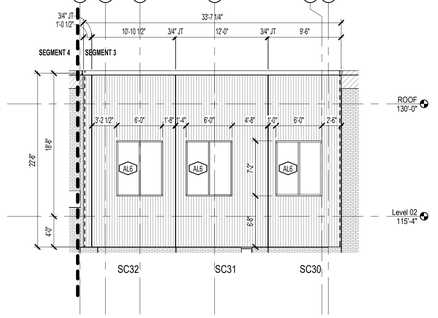
SOUTH ELEVATION - WALL PANELIZATION 8
SCALE: 1/8" = 1'-0"



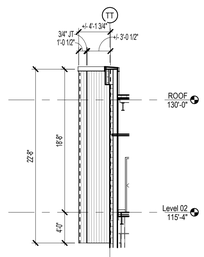
SOUTH ELEVATION - WALL PANELIZATION 7
SCALE: 1/8" = 1'-0"



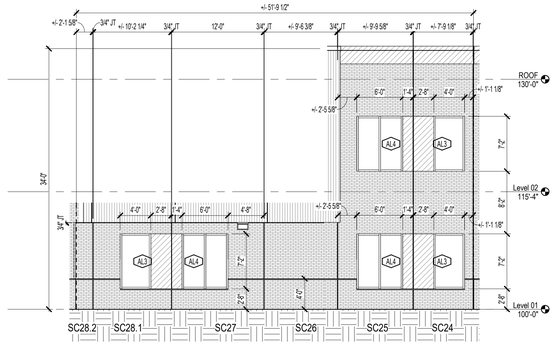
SOUTH ELEVATION - WALL PANELIZATION 6
SCALE: 1/8" = 1'-0"



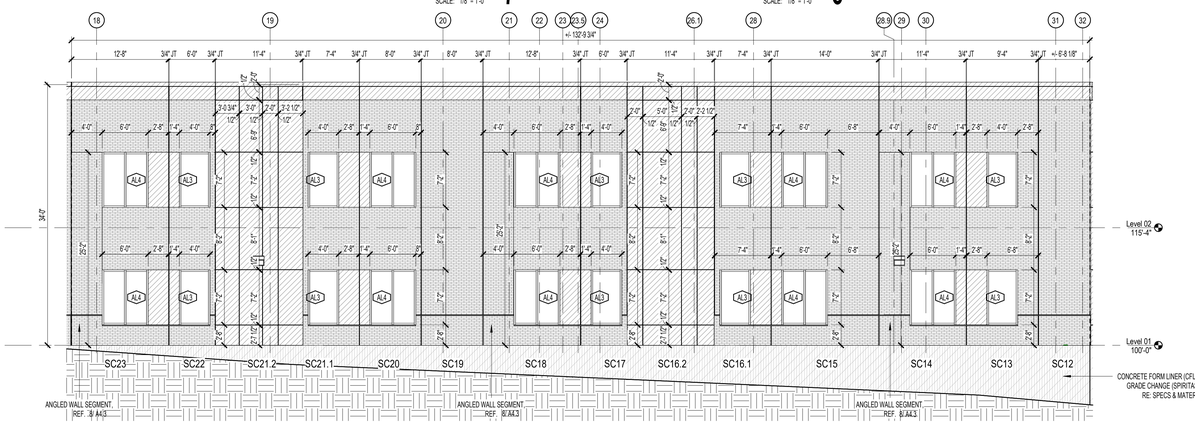
SOUTH ELEVATION - WALL PANELIZATION 5
SCALE: 1/8" = 1'-0"



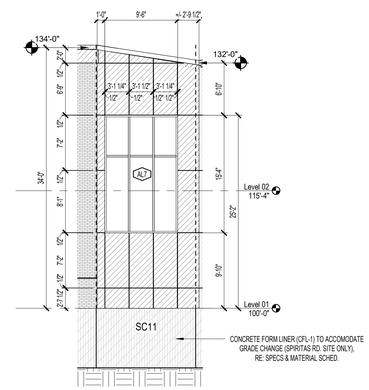
SOUTH ELEVATION - WALL PANELIZATION 4
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - WALL PANELIZATION 3
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - WALL PANELIZATION 2
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - WALL PANELIZATION 1
SCALE: 1/8" = 1'-0"

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603 Munger Ave, Suite 130
Dallas, Texas 75202
pflugerarchitects.com

NEW DENTON ISD ELEMENTARY SCHOOL
SPIRITAS RANCH SITE

DENTON INDEPENDENT SCHOOL DISTRICT
1307 NORTH LOCUST STREET
DENTON, TEXAS 76201

REGISTERED ARCHITECT
CHRIS MCCARTY MARTIN
STATE OF TEXAS

DATE: 04/03/2023

PROJECT NO. 22-022
DATE: 04/03/2023
DRAWN BY: DRW CHECKED BY: CMM
REVISIONS:

	Date	Description
1	04/14/2023	ADDENDUM 1
3	00/00/0000	ADDENDUM 3 - POST BID

BIDDING AND PERMITTING SET

A6.2
EXTERIOR PANEL ELEVATIONS

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ALL EXTERIOR BATTENS AT ALUMINUM FRAMES FALL UNDER THE SCOPE OF ADD ALTERNATE #4

EXTERIOR FACADE MATERIAL BREAKDOWN

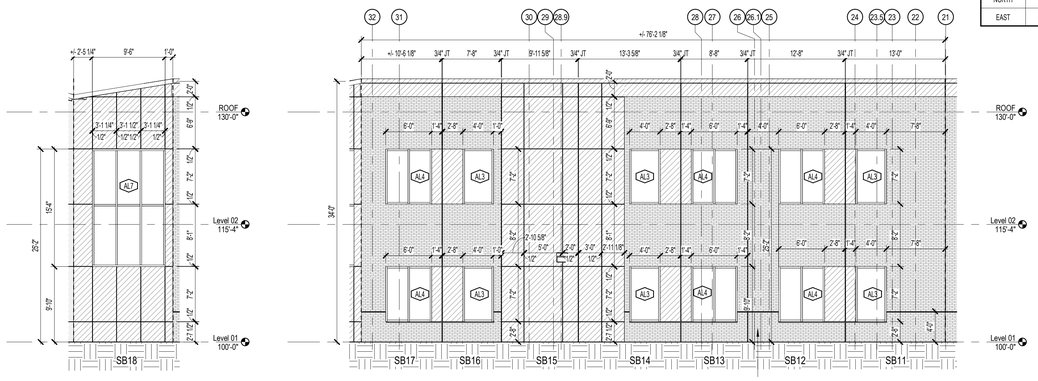
ELEVATION	BRICK/GLAZING (SF)		METAL PANEL (SF)		TOTAL AREA (SF)	
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EAST	4597	**57.2%**	3438	**42.8%**	8035	100%

EXTERIOR FINISH SCHEDULE - BASIS OF DESIGN - S

SYM.	TAG	MATERIAL	MANUFACTURER	STYLE	COLOR	COMMENTS
	BR-1	THIN BRICK VENEER	METRO	MODULAR	SCHOOL HOUSE RED IRON SPOT	HORIZONTAL RUNNING BOND
	BR-1A	THIN BRICK VENEER	KING KLINKER	AMERICAN IMPERIAL	KING CRIMSON	VERTICAL RUNNING THIRD BOND (ADD ALTERNATE #1)
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	CFL-1	CONCRETE FORM LINER	FITZGERALD FORMLINERS	14385-PORTLAND RIB	-	14385-PORTLAND RIB, 1.5" DEEP RANDOM RIBS, REPEATS ON 24" CENTERS (SPIRITAS SITE ONLY)
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	MPS-1	METAL PANEL SOFFIT (@ CANOPY)	PAC-CLAD	FLUSH	TERRA COTTA	12" WIDE & (2) PENCIL RIBS PROFILE, REF. RCP FOR ORIENTATION, VENTED
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	GL1	INSULATED GLAZING UNITS	VITRO	SOLARBAN 90	CLEAR ON CLEAR	-
	AL	ANODIZED ALUMINUM	-	-	DARK BRONZE	-
	HM	HOLLOW METAL FINISH	-	-	FINISH TO MATCH P-2	-
	PM	PRE-FINISHED METAL	-	-	FINISH TO MATCH P-2	FASCIAS, COPING, DOWNSPOUTS, ETC
	PC	POWDER COAT FINISH	-	-	FINISH TO MATCH P-2	RAILING BALLUSTERS, REF TYP. RAILING ELEVATIONS.
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	EPT	EXTERIOR PAVER TILE	WAUSAU	RIVERSIDE 24"x24"x2"	HRS-60	FOR USE ON PEDESTAL SUPPORTED DECK SYSTEM AT OUTDOOR LEARNING E207
	AA	EXTERIOR MATERIAL TAG		-	-	-

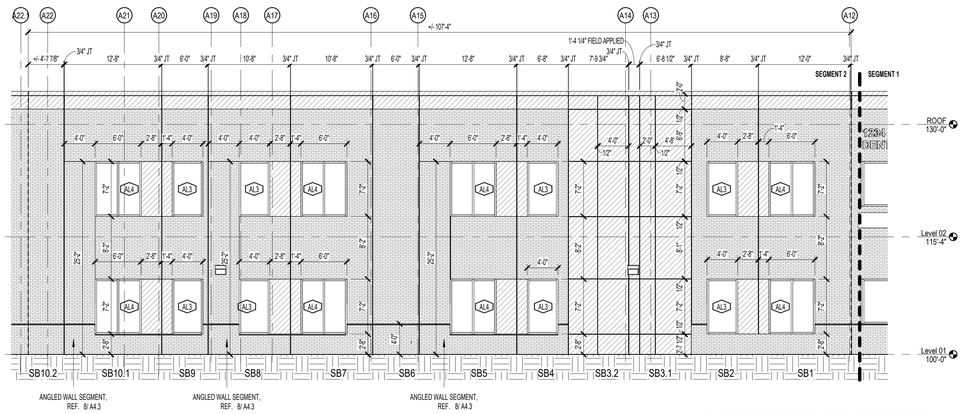
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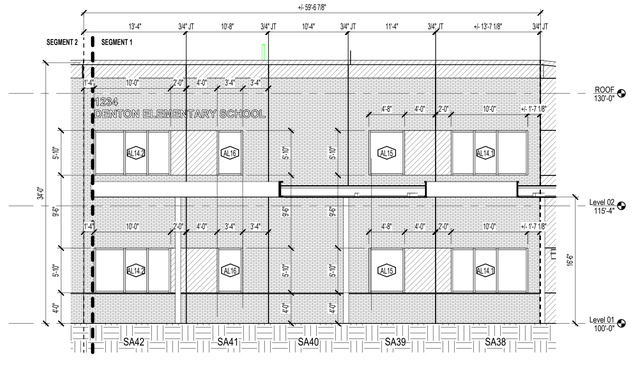


NORTH ELEVATION - WALL PANELIZATION 8
SCALE: 1/8" = 1'-0"

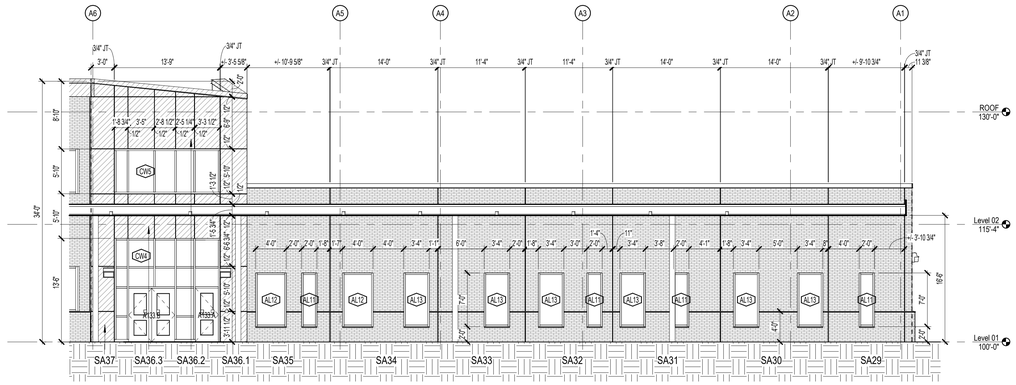
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SCALE: 1/8" = 1'-0"



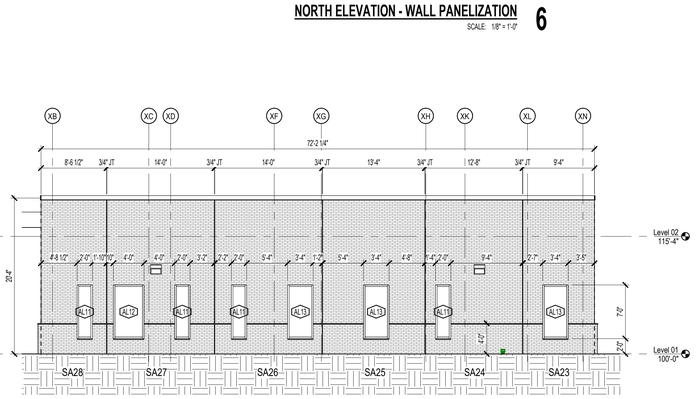
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SCALE: 1/8" = 1'-0"



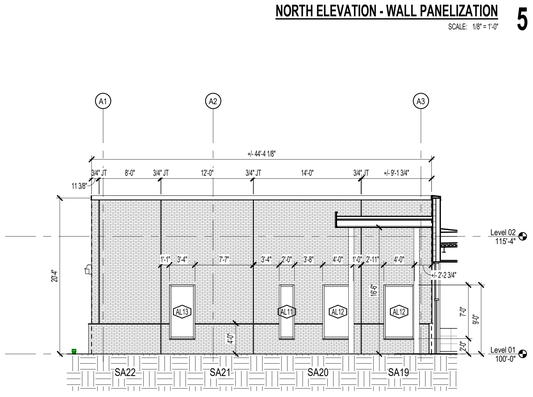
NORTH ELEVATION - WALL PANELIZATION 5
SCALE: 1/8" = 1'-0"



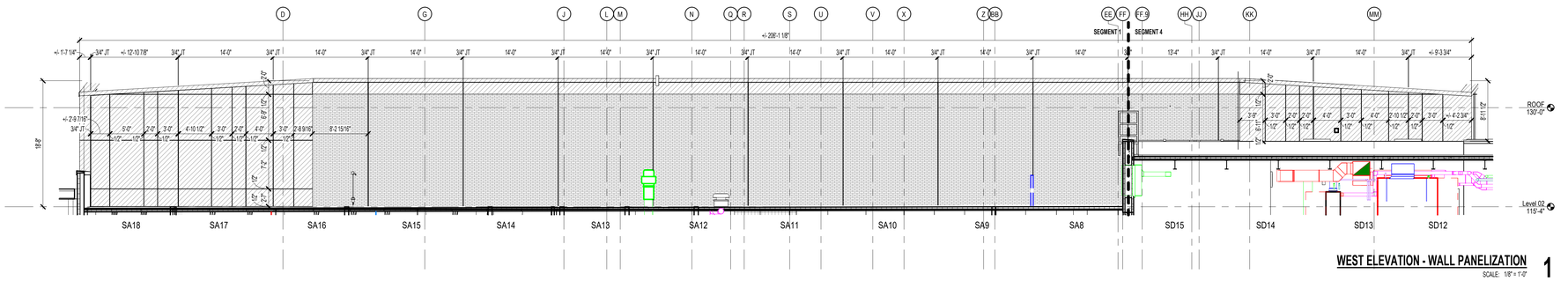
NORTH ELEVATION - WALL PANELIZATION 4
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WEST ELEVATION - WALL PANELIZATION 3
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WEST ELEVATION - WALL PANELIZATION 2
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WEST ELEVATION - WALL PANELIZATION 1
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A6.3
EXTERIOR PANEL ELEVATIONS

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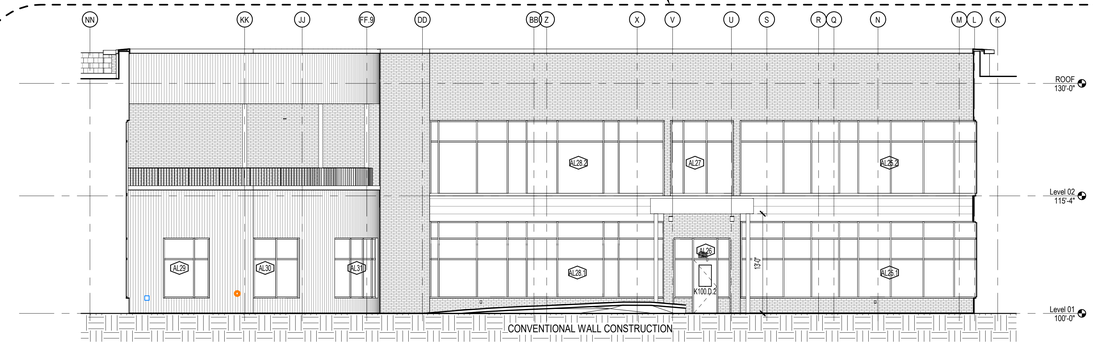
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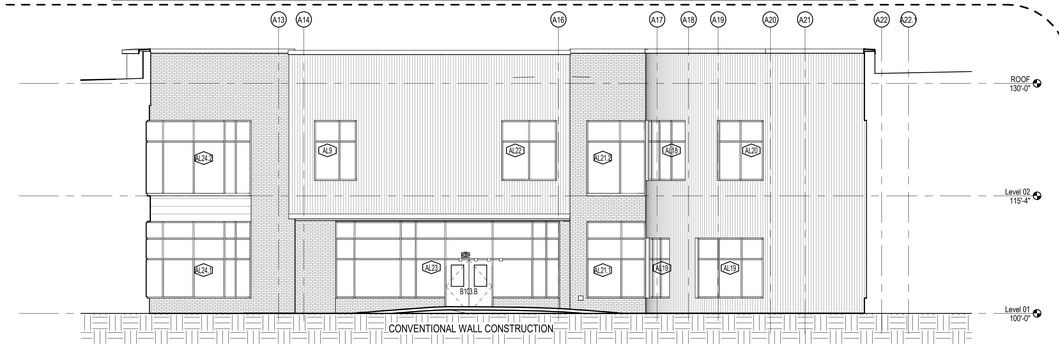
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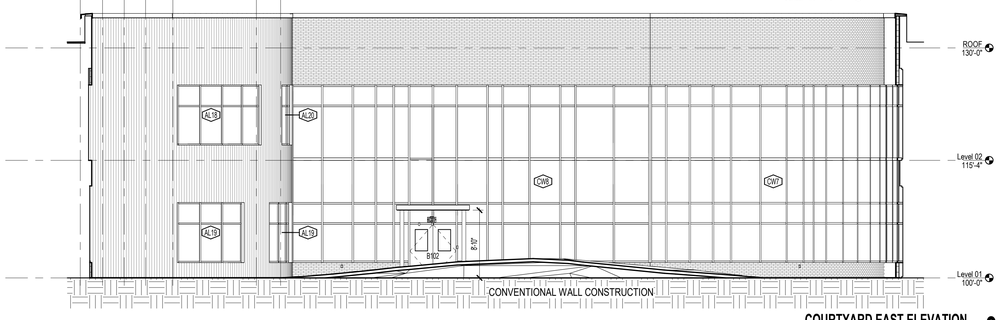
CONVENTIONAL CFMF CONSTRUCTION: SHOWN FOR CONTEXT



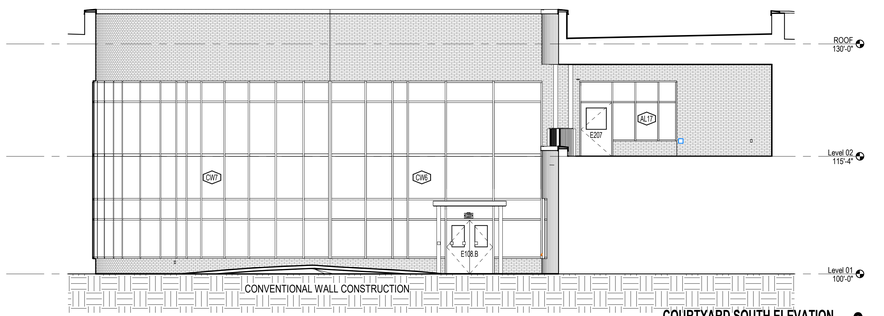
COURTYARD WEST ELEVATION 5
SCALE: 1/8" = 1'-0"



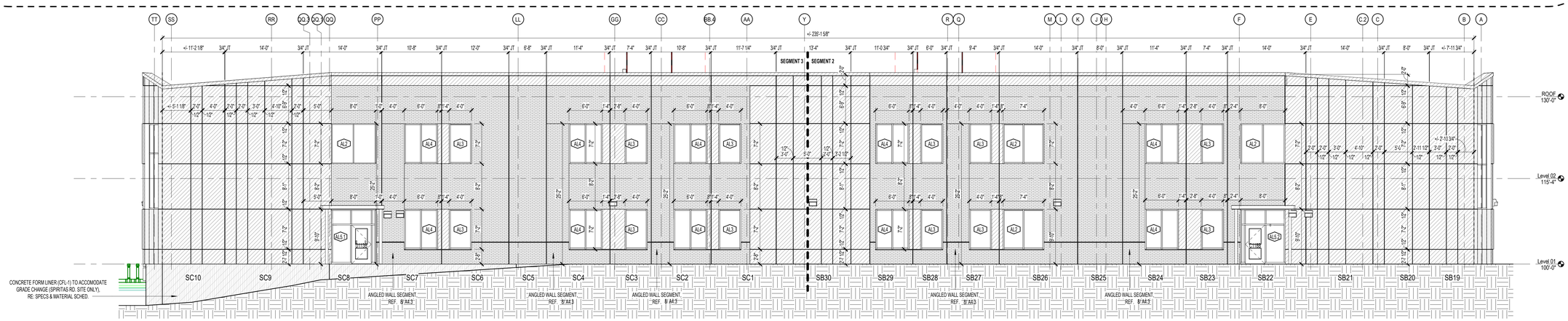
COURTYARD NORTH ELEVATION 4
SCALE: 1/8" = 1'-0"



COURTYARD EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



COURTYARD SOUTH ELEVATION 2
SCALE: 1/8" = 1'-0"



EAST ELEVATION 1 - WALL PANELIZATION 1
SCALE: 1/8" = 1'-0"

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REGISTERED ARCHITECT
CHRISTOPHER M. MOORE
STATE OF TEXAS
DATE: 04/03/2023

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EXTERIOR PANEL ELEVATIONS

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TARY SCHOOL











TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

09/07/2023

OVERVIEW

Project	PUBLIC HEARING/ Paloma Creek Bar (SUP-23-01041)
P&Z Hearing	09/07/2023
Council Hearing	October 3, 2023
Size	Approximately 4.0 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Ravi Kadiri
Owner	Paloma380 Properties LLC.
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Paloma Creek Bar (SUP-23-01041). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.0 acres of land, currently zoned as Light Commercial (LC), generally located on the south side of West University Drive, approximately 1,500 feet west of Paloma Creek Boulevard, within Little Elm's town limits, in order to allow for construction of a new 6,400 square-foot bar and restaurant, with an outdoor patio.

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

Location

Approximately located 1,500 feet west of the intersection of Paloma Creek Blvd. and U.S. Highway 380.

Planning Analysis

Background.
The subject property was annexed in 2006 through Ordinance No. 809 and zoned Light Commercial. In 2007, Ordinance No.863 established the 380 Overlay District, which added several land use restrictions and enhanced certain site development standards. The property is currently vacant and has primarily been used for agricultural purposes. The land to the east of the property is also vacant and zoned Light Commercial. The land to the west and south is owned by the U.S. Army Corp of Engineers (USACOE); there is a residential neighborhood roughly 200 feet further beyond the USACOE land. US Highway 380 runs along the northern boundary of the property. The Town's jurisdiction ends on the northern side of Highway 380.

In early March 2023 the Town received an official request for an SUP to allow for a bar at this location. This request differs from typical requests because it is not a complete site development nor is it a finish-out request for an already built site. Town Staff have worked with the applicant to create an approvable proposal that will allow the bar to function independent of the rest of the site without restricting future site development.

Proposal.
The applicant is proposing a bar use that will also serve food. This SUP is limited to 6,280 square feet, inclusive of a 1,894 square-foot outdoor patio area. This building is on the far west end of the property, providing the greatest possible separation from residential uses. The proposed building and site development plans meet the Town's requirements for building material, articulation, landscaping, and parking, as it relates to the development of the proposed bar. The development of the rest of the site is still not determined, but the proposed bar will be able to operate as a stand-alone building, independent of the remaining site. The drive-thru shown in the overall concept plan is for reference only, and will still need a separate SUP approval to ensure compliance with the Town's drive-thru requirements.

Uses.
This SUP would allow for a bar not to exceed 6,280 square feet, as indicated on the plans.

Section 106.05.02.2 (e) Defines Bars as:

> "*An establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code, for on-premises consumption.*"

If this SUP is approved, in order to operate, the applicant is still required to obtain proper TABC license and permit. Any other uses on the site that require an SUP, or an expansion of this SUP, will need separate approval from the Town based on the Town Ordinance at the time of the request.

Fire, Engineering, Building.
Fire, Engineering, and Building have all approved the plans from a zoning perspective, but this approval is not an approval of plans for construction.

Comprehensive Plan.
Bar is listed under "Retail Use" the Town's Schedule of Uses, this aligns with the current and future zoning of Light Commercial.

Recommended Action

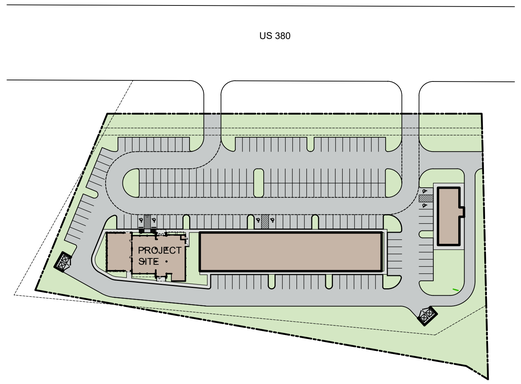
Staff requests the Commission evaluate the proposed SUP request and base their recommendation to the Town Council on the intent of the Future Land Use Plan and Comprehensive Plan as well as the Ordinance section that prescribes conditions for a bar SUP approval.

1. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a bar.
2. All alcohol-related activities must meet all standards found in chapter 10, alcoholic beverages, of the Little Elm Code of Ordinances.

Attachments

Architecture Plans
Landscaping Plans
Civil Plans
Traffic Compliance Letter

H M S
ARCHITECTURE, PLLC
208 S. JOHNSON STREET, #316
McKINNEY, TEXAS 75069
(972) 897-5861
MATT@HMS-ARCH.COM



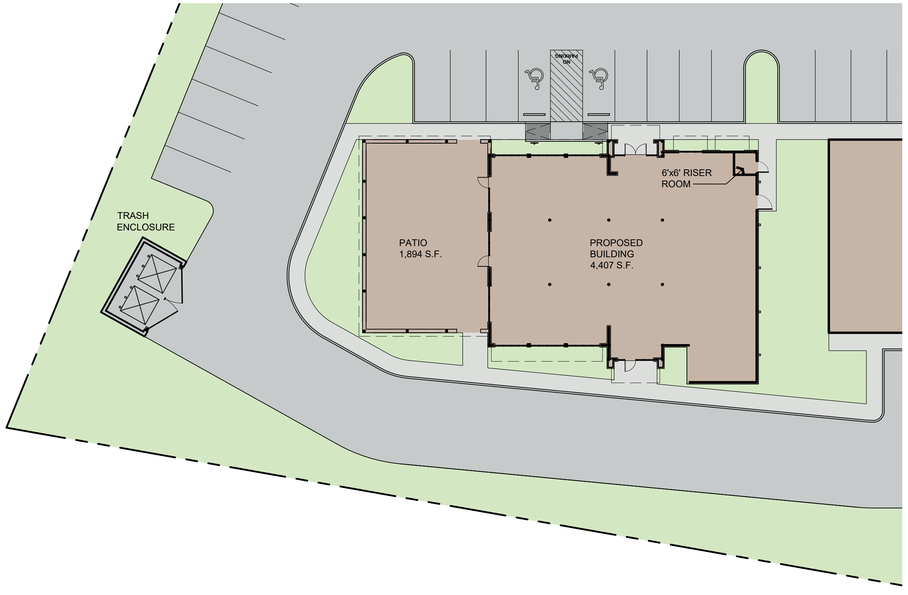
NORTH

02 OVERALL SITE PLAN

Scale: 1" = 100'-0"

50' 0 25' 50' 100' 200'

NOTE:
OVERALL SITE PLAN IS FOR REFERENCE ONLY. APPROVAL OF THIS SUP DOES NOT INCLUDE APPROVAL OF THIS SITE PLAN.

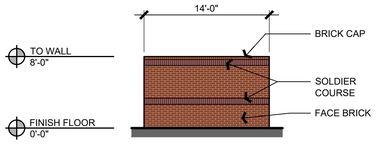


NORTH

01 PROJECT SITE PLAN

Scale: 1" = 20'-0"

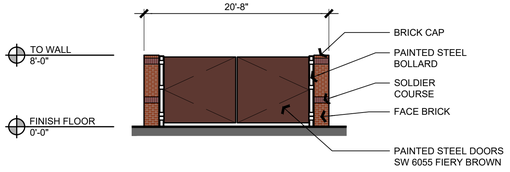
10' 0 5' 10' 20' 40'



04 TRASH ENCLOSURE SIDE ELEVATION

Scale: 1/8" = 1'-0"

5' 0 2' 4' 8' 16'



03 TRASH ENCLOSURE FRONT ELEVATION

Scale: 1/8" = 1'-0"

5' 0 2' 4' 8' 16'

PROJECT INFORMATION

SPEC RESTAURANT
DENTON COUNTY PID: 38200
A0662A M. JONES, TR 19. 4ACRES
OLD DCAD TR#13
LITTLE ELM, TEXAS 75068

ARCHITECT

HMS ARCHITECTURE, P.L.L.C.
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CIVIL

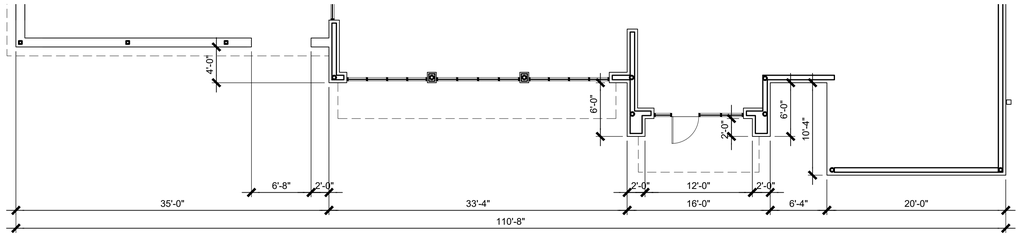
BOHLER ENGINEERING, INC.
2700 NETWORK BLVD.
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FRISCO, TEXAS 75034
(469) 458-7300
CONTACT: DEAN CARDWELL
dcardwell@bohlereng.com

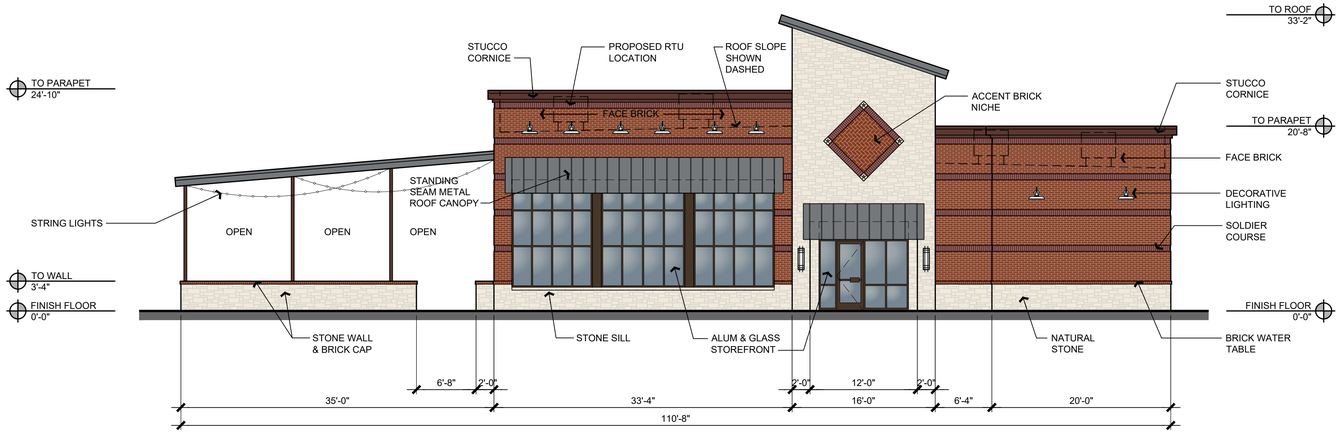
OWNER

KADIRI LLC
14773 OVERLAND PARK LANE
FRISCO, TEXAS 75035
(214) 733-3726
CONTACT: RAVI KADIRI
raviskadiri@gmail.com

HMS PROJECT NO.: 22-245
DATE: 08/02/2023

H M S
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NORTH

02 SOUTH FACADE (REAR) ELEVATION / PLAN

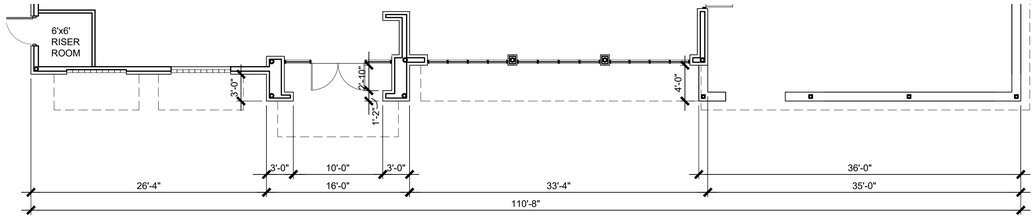
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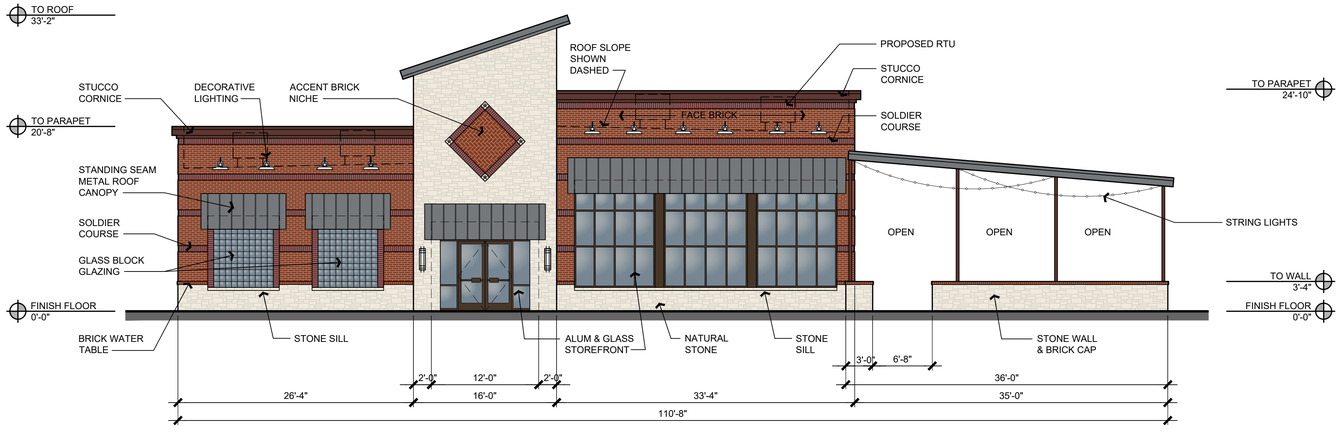
5' 0 2' 4' 8' 16'

MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	533 S.F. 38.7%
BRICK	FRISCO BLEND BLACKSON BRICK	647 S.F. 46.9%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	117 S.F. 8.5%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	81 S.F. 5.9%
GLAZING	DARK BRONZE ANODIZED STOREFRONT W/ PPG SOLARCOOL PACIFICA GLAZING	454 S.F. 24.8%
TOTALS		1,832 S.F. 100.0%

NOTE:
- CALCULATIONS ARE FOR BUILDING ONLY.
- PATIO WALL NOT INCLUDED.
- CANOPIES NOT INCLUDED.
- STANDING SEAM METAL ROOF NOT INCLUDED.





NORTH

01 NORTH FACADE (FRONT) ELEVATION / PLAN

Scale: 1/8" = 1'-0"

5' 0 2' 4' 8' 16'

MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	491 S.F. 39.2%
BRICK	FRISCO BLEND BLACKSON BRICK	516 S.F. 41.2%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	165 S.F. 13.1%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	81 S.F. 6.5%
GLAZING	DARK BRONZE ANODIZED STOREFRONT W/ PPG SOLARCOOL PACIFICA GLAZING	579 S.F. 31.6%
TOTALS		1,832 S.F. 100.0%

NOTE:
- CALCULATIONS ARE FOR BUILDING ONLY.
- PATIO WALL NOT INCLUDED.
- CANOPIES NOT INCLUDED.
- STANDING SEAM METAL ROOF NOT INCLUDED.

PROJECT INFORMATION

SPEC RESTAURANT
DENTON COUNTY PID: 38200
A0662A M. JONES, TR 19. 4ACRES
OLD DCAD TR#13
LITTLE ELM, TEXAS 75068

ARCHITECT

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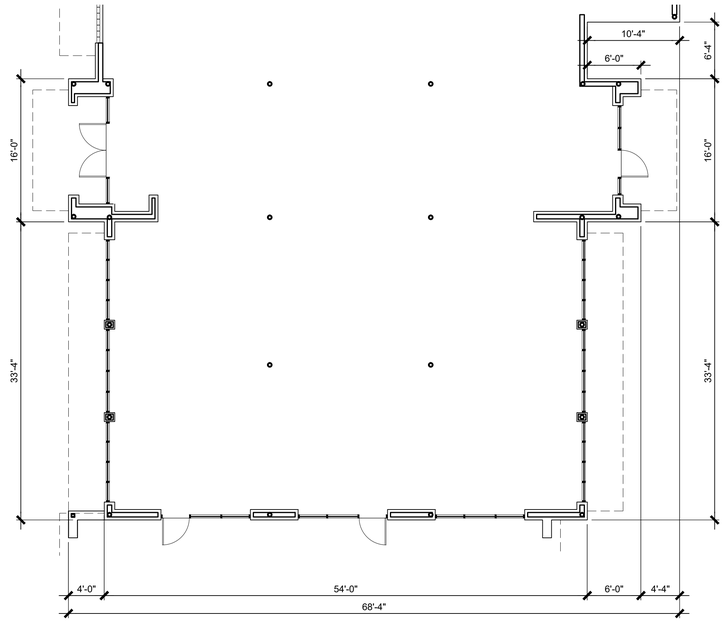
HMS PROJECT NO.: 22-245
DATE: 08/02/2023

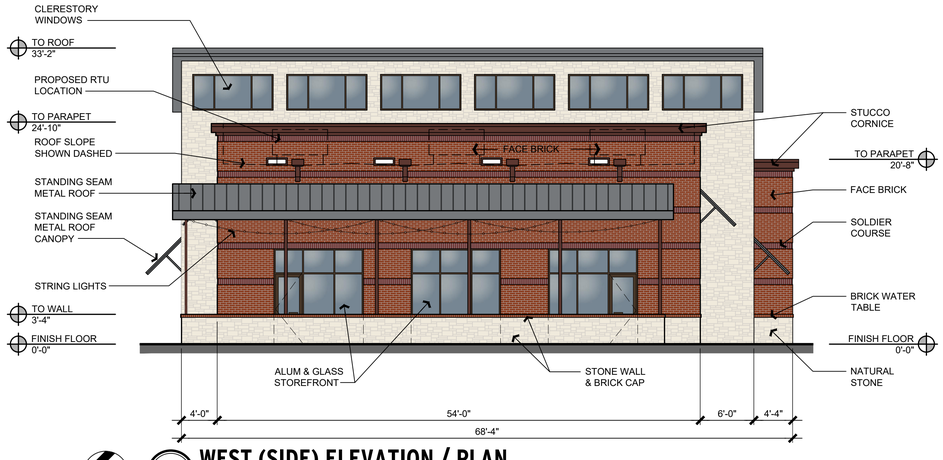
H M S
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208 S. JOHNSON STREET, #316
McKINNEY, TEXAS 75069
(972) 897-5861
MATT@HMS-ARCH.COM

MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	560 S.F. 35.0%
BRICK	FRISCO BLEND BLACKSON BRICK	770 S.F. 48.1%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	191 S.F. 11.9%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	80 S.F. 5.0%
GLAZING	DARK BRONZE ANODIZED STOREFRONT W/ PPG SOLARCOOL PACIFICA GLAZING	516 S.F. 24.4%
TOTALS		2,117 S.F. 100.0%

NOTE:
- CALCULATIONS ARE FOR BUILDING ONLY.
- PATIO WALL NOT INCLUDED.
- CANOPIES NOT INCLUDED.
- STANDING SEAM METAL ROOF NOT INCLUDED.





NORTH

01 WEST (SIDE) ELEVATION / PLAN

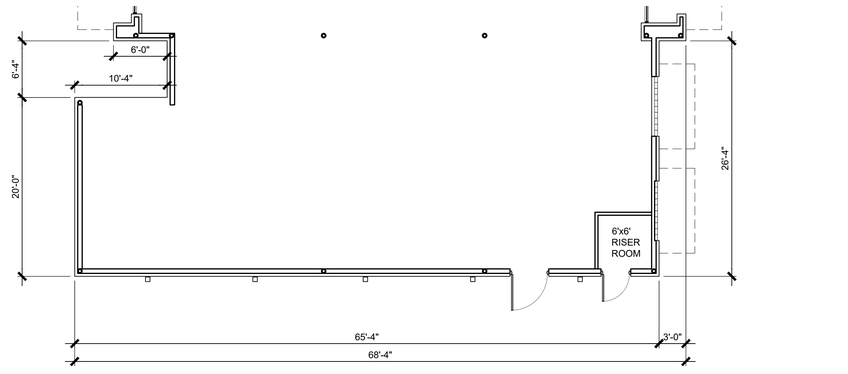
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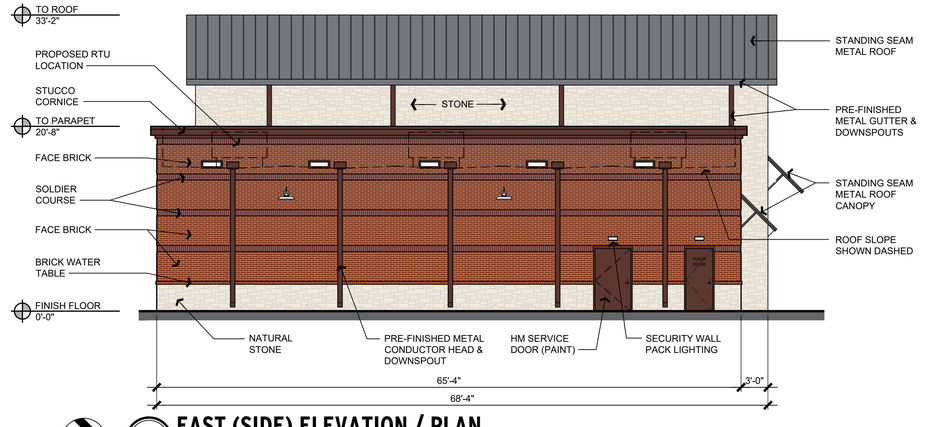
5' 0 2' 4' 8' 16'

MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	543 S.F. 31.8%
BRICK	FRISCO BLEND BLACKSON BRICK	847 S.F. 49.6%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	173 S.F. 10.1%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	89 S.F. 5.2%
HM DOOR	SW 6055 FIERY BROWN	56 S.F. 3.3%
TOTALS		1,708 S.F. 100.0%

NOTE:
- CALCULATIONS ARE FOR BUILDING ONLY.
- PATIO WALL NOT INCLUDED.
- CANOPIES NOT INCLUDED.
- STANDING SEAM METAL ROOF NOT INCLUDED.





NORTH

02 EAST (SIDE) ELEVATION / PLAN

Scale: 1/8" = 1'-0"

5' 0 2' 4' 8' 16'

PROJECT INFORMATION

SPEC RESTAURANT
DENTON COUNTY PID: 38200
A0662A M. JONES, TR 19. 4ACRES
OLD DCAD TR#13
LITTLE ELM, TEXAS 75068

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HMS PROJECT NO.: 22-245
DATE: 08/02/2023

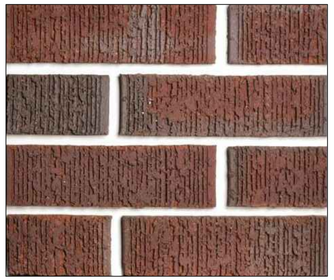
H M S
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McKINNEY, TEXAS 75069
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MATT@HMS-ARCH.COM



06 MATERIAL - GLAZING

Scale: NTS

PPG SOLARCOOL PACIFICA
APPROXIMATE COLOR



03 MATERIAL - ACCENT BRICK

Scale: NTS

CHEROKEE BLEND
BLACKSON BRICK



05 MATERIAL - PAINT STUCCO & HM DOOR

Scale: NTS

SHERWIN WILLIAMS
6055 FIERY BROWN

KAWNEER

Building Legacies

KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

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Form No. 22-2354

Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

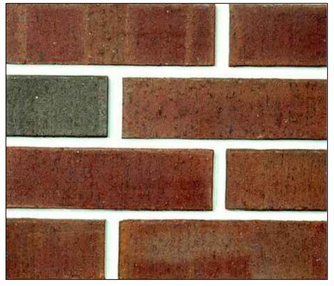
770.449.5555 TEL

www.kawneer.com

08 MATERIAL - STOREFRONT

Scale: NTS

KAWNEER TRIFAB 451
DARK BRONZE ANODIZED



02 MATERIAL - BRICK

Scale: NTS

FRISCO BLEND
BLACKSON BRICK

BERRIDGE MANUFACTURING COMPANY

(800) 669-0009
www.Berridge.com

Standard Colors

Shasta White	Parchment	Almond	Sierra Tan	Buckskin
Medium Bronze	Aged Bronze	Copper Brown	Dark Bronze	Terra-Cotta
Deep Red	Colonial Red	Burgundy	Bristol Blue	Royal Blue
Patina Green	Hemlock Green	Teal Green	Forest Green	Evergreen
Hartford Green	Cityscape	Zinc Grey	Charcoal Grey	Matte Black

Premium Colors

Premium colors require a nominal surcharge.

Natural White | Award Blue

Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

Champagne | Copper-Cote™ | Antique Copper-Cote

Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.

Acrylic-Coated Galvalume®

Zinc-Cote™ | Lead-Cote™ | Preweathered Galvalume®

Print Pattern Finishes

Consult BMC on print pattern pricing and availability.

COR-TEN AZP® Raw | Walnut | Honey Walnut | Rosewood | Boston Cherry

Please consult the BMC Technical department at Technical@Berridge.com for LEED compliance information.
Due to limitations in the printing process, please request actual color chips for accurate color viewing.



01 MATERIAL - STONE

Scale: NTS

WHITE REGULAR CHOP
EAGLE STONE SUPPLY

BERRIDGE MANUFACTURING COMPANY

(800) 669-0009
www.Berridge.com

Standard Colors

Shasta White	Parchment	Almond	Sierra Tan	Buckskin
Medium Bronze	Aged Bronze	Copper Brown	Dark Bronze	Terra-Cotta
Deep Red	Colonial Red	Burgundy	Bristol Blue	Royal Blue
Patina Green	Hemlock Green	Teal Green	Forest Green	Evergreen
Hartford Green	Cityscape	Zinc Grey	Charcoal Grey	Matte Black

Premium Colors

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Natural White | Award Blue

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Natural Metal Finish

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Acrylic-Coated Galvalume®

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Print Pattern Finishes

Consult BMC on print pattern pricing and availability.

COR-TEN AZP® Raw | Walnut | Honey Walnut | Rosewood | Boston Cherry

Please consult the BMC Technical department at Technical@Berridge.com for LEED compliance information.
Due to limitations in the printing process, please request actual color chips for accurate color viewing.

04 MATERIAL - METAL DOWNSPOUTS

Scale: NTS

BERRIDGE METALS
AGED BRONZE

BERRIDGE MANUFACTURING COMPANY

(800) 669-0009
www.Berridge.com

Standard Colors

Shasta White	Parchment	Almond	Sierra Tan	Buckskin
Medium Bronze	Aged Bronze	Copper Brown	Dark Bronze	Terra-Cotta
Deep Red	Colonial Red	Burgundy	Bristol Blue	Royal Blue
Patina Green	Hemlock Green	Teal Green	Forest Green	Evergreen
Hartford Green	Cityscape	Zinc Grey	Charcoal Grey	Matte Black

Premium Colors

Premium colors require a nominal surcharge.

Natural White | Award Blue

Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

Champagne | Copper-Cote™ | Antique Copper-Cote

Natural Metal Finish

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Acrylic-Coated Galvalume®

Zinc-Cote™ | Lead-Cote™ | Preweathered Galvalume®

Print Pattern Finishes

Consult BMC on print pattern pricing and availability.

COR-TEN AZP® Raw | Walnut | Honey Walnut | Rosewood | Boston Cherry

Please consult the BMC Technical department at Technical@Berridge.com for LEED compliance information.
Due to limitations in the printing process, please request actual color chips for accurate color viewing.

07 MATERIAL - METAL CANOPIES

Scale: NTS

BERRIDGE METALS
CHARCOAL GREY

PROJECT INFORMATION

SPEC RESTAURANT
DENTON COUNTY PID: 38200
A0662A M. JONES, TR 19. 4ACRES
OLD DCAD TR#13
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(214) 733-3726
CONTACT: RAVI KADIRI
ravikadiri@gmail.com

HMS PROJECT NO.: 22-245
DATE: 08/02/2023

US HWY 380

ACCENT PAVING: RANDOM ASHLAR CUT SLATE FIELD W/ 24" WIDE BAND

11 FT. LANDSCAPE BUFFER

45 FT. BUILDING SETBACK

TREE GRATE (3) PLACES

ACCENT PAVING: RANDOM ASHLAR CUT SLATE FIELD W/ 24" WIDE BAND

RESTAURANT WITH ALCOHOL USE
(1 STORY)
6,280 SF
FFE = 554.5'

DUMPSTER ENCLOSURE REF. ARCH. DWG.

LANDSCAPE BUFFER VARIES 2.5 FT. TO 50 FT.

NOTE:
NO EXISTING TREE TO MITIGATE ON THIS SITE.

0' 10' 20' 40'
SCALE: 1"=20'-0"
North

CITY SUBMITTAL
LANDSCAPE PLAN

PROJECT NAME 380 RETAIL DEVELOPMENT
PROJECT NUMBER 21-021
REVISIONS
CITY COMMENTS 6/15/23
CITY COMMENTS 8/07/23

380 RETAIL DEVELOPMENT

U. S. HWY 380
LITTLE ELM, TEXAS

REGISTERED LANDSCAPE ARCHITECT
RICKY D. PETTY
7426
STATE OF TEXAS

4/14/23

PROJECT NAME
380 RETAIL DEVELOPMENT
U. S. HWY 380
LITTLE ELM, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

TITLE	*LANDSCAPE*
DATE	*APRIL 14, 2023*
SCALE	*1" = 20'-0"*
SHEET	*L-1*

PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BC	Taxodium distichum	Bald Cypress	13 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
BO	Quercus macrocarpa	Bur Oak	2 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	12 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	8 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Oak	5 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees					
CM	Lagerstroemia indica 'Natchez'	Crapemyrtle - Natchez White	1 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height
MP	Prunus mexicana	Mexican Plum	1 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Single trunk, Well Branched with Central Leader, 4' branching height
RB	Cercis canadensis 'Forest Pansy	Redbud 'Forest Pansy'	4 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Single trunk, Well Branched with Central Leader, 4' branching height
RBV	Viburnum rufidulum	Rusty Blackhaw Viburnum	1 EA.	#45, 10' Ht. min, 5' Spread min.	Container, Single trunk, Well Branched with Central Leader, 4' branching height
TY	Ilex vomitoria	Yaupon Holly Tree Form	6 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height, Berried
VT	Vitex agnus-castus	Chaste Tree	5 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height
Shrubs					
AEG	Abelia × grandiflora 'Edward Goucher'	Abelia - Edward Goucher	68 EA.	#5, 18" min. Ht., 15" min. spread	Container, Well branched full to ground, Plant 36" O.C.
ALL	Abelia × grandiflora 'Lemon-Lime'	Abelia - Lemon-Lime	9 EA.	#5, 18" min. Ht., 15" min. spread	Container, Well branched full to ground, Plant 36" O.C.
CL	Ternestromia gymnanthera	Cleyera	2 EA.	#5, 36" min. Ht., 24" min. Spread	Container, Well branched full to ground, Speciman
CN	Nandina domestica 'Compacta'	Compact Nandina	4 EA.	#5, 24" min. Ht., 18" min. Spread	Container, Well branched full to ground, Plant 36" O.C.
DBH	Ilex cornuata 'Burfordii Nana'	Dwarf Burford Holly	4 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" O.C.
DYH	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	8 EA.	#3, 12" min Ht., 12" min. spread	Container, Well branched full to ground, Plant 24" O.C.
KB	Buxus macrophylla 'Korean'	Boxwood - Korean	5 EA.	#5, 24" min. Ht., 18" min. Spread	Container, Well branched full to ground, Plant 30" O.C.
NPH	Ilex cornuta 'Needlepoint'	Needlepoint Holly	73 EA.	#7, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 36" O.C.
NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	13 EA.	#15, 48" min. Ht., 30" min. spread	Container, Well branched full to ground, Plant 60" O.C.
RY	Hesperaloe parviflora	Red Yucca	32 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 60" O.C.
SLY	Yucca recurvifolia	Softleaf Yucca	24 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 60" O.C.
Ornamental Grasses					
CX	Carex texensis	Texas Sedge	165 EA.	#1	Container, Full, Plant 24" O.C.
LB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	13 EA.	#1	Container, Full, Plant 30" O.C.
MG-A	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	2 EA.	#5	Container, Full
Perennials					
AS	Salvia greggii	Autumn Sage	2 EA.	#1	Container, Full
MBS	Salvia farnacia	Mealy Blue Salvia	42 EA.	#1	Container, Full
Groundcover					
LM	Liriope muscari	Big Blue Lily Turf	60 EA.	#1	Container, Full, Plant 12" o.c.
Lawn Grasses					
BG	Cynodon dactylon	Bermuda Grass	19,775 Sq. Ft.	Solid Sod	Staggered tight joints, sand filled and rolled
Miscellaneous					
DG	Decomposed Granite		1,200 Sq. Ft.	4" deep	Install per detail
SE	Steel Edging		886 Ln. Ft.	1/8" x 4"	Install per detail with metal stakes. Color: Green
	Tree Grate	Neenah #8704-A	3 EA.	4 Ft. x 4 Ft.	Color: Black Install per Manfacturer's Specifications

Landscape Requirements

ITEM	REQUIRED	PROVIDED
Interior Area		
10% of Vehicular Use Area (48,910 Sq. Ft.)	4,891 Sq. Ft.	18,890 Sq. Ft.
One Canopy Tree per 400 Sq. Ft. of Required Area	13 Ea.	13 Ea.
Terminus Island with One Canopy Tree	Yes	Yes
Minimum Size 9 Ft. x 18 Ft.	Yes	Yes
12 Parking Spaces Max. Apart	Yes	Yes
Ornamental Tree Along Major Access	No	No
Enhanced Pavement at Access and Crosswalks	Yes	Yes
Perimeter Landscape		
Parking Lot Screening	Yes	Yes
Landscape Buffer Along Street	20 Ft.	30 Ft.
One Canopy Tree per 30 Ln. Ft. (147 Ln. Ft.)	5 Ea.	5 Ea.
One Ornamental Tree per 5 Canopy Trees	1 Ea.	6 Ea.
Adjacent Property Buffer	10 Ft.	Varies 10 Ft. to 40 Ft.
One Canopy Tree per 50 Ln. Ft.		
West Property Line (266.28 Ln. Ft.)	6 Ea.	6 Ea.
South Property Line (485 Ln. Ft.)	10 Ea.	10 Ea.
One Ornamental Tree per 5 Canopy Trees		
West Property Line	2 Ea.	3 Ea.
South Property Line	2 Ea.	3 Ea.

Landscape Points

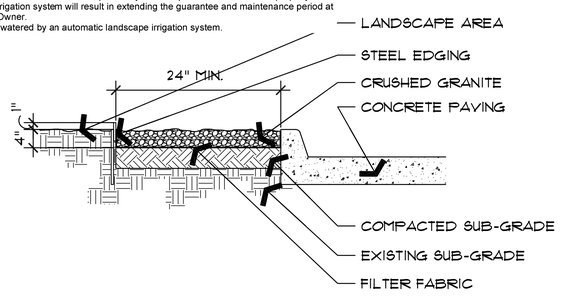
ITEM	POINTS	DESCRIPTION
Required Points	25	
Enhanced Hardscape	5	Stamped Concrete at parking entrance and building entrance
Enhanced Landscape	5	Landscape planting in all parking lot islands
Enhanced Buffer	5	Landscape buffer 5' more than what is required adjacent to street frontage and perimeter
Foundation Planting	5	Foundation shrub planting along front façade
Landscape Buffer Berm along Frontage	5	4 Ft. high berm between street and parking lot

LANDSCAPE NOTES:

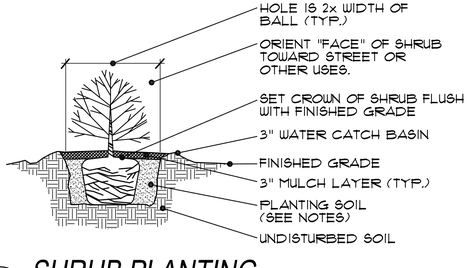
1. Plant material shall be measured and sized according to the latest edition of the Texas Association of Nursery (TAN) Standards.
2. Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, clods and any foreign material that is not beneficial for plant growth.
3. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
4. Trees shall be planted at least 4 feet from any utility line, curb, walk, and fire connection and outside all utility easements.
5. Tree overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
6. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 8 feet.
7. Trees planted on a slope shall have the soil stain at the average grade of slope.
8. No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
9. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering and other activities necessary for the maintenance of landscaped areas.
10. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by The Town of Little Elm.
11. Landscape and open areas shall be kept free of trash, litter and weeds.
12. An automatic irrigation system with Rain/Freeze Sensor shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
13. No plant material shall be allowed to encroach on right-of-ways, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
14. No tree or shrub shall be pruned in a manner which significantly disfigures the tree or which would reasonably lead to dearth of a tree.
15. No planting areas shall exceed 3:1 slope, 3' horizontal to 1' vertical.
16. All walkways shall meet A.D.A. and T.A.S. requirements.

PLANTING NOTES:

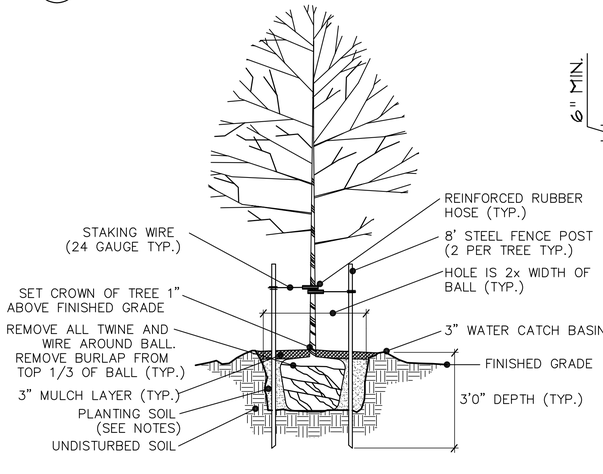
1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to prcmptly submit schedule.
2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
3. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
4. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
5. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
6. Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
7. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
9. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
10. Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
12. Stake tree(s) immediately upon installation and within same day as planted.
13. Mulch planting beds and tree pits with shredded hardwood mulch.
14. Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance o' final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
15. All landscape areas to be watered by an automatic landscape irrigation system.



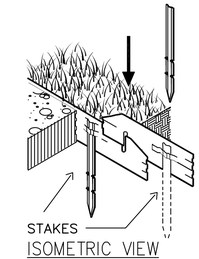
4 DECOMPOSED GRANITE
SCALE: NONE



5 SHRUB PLANTING
SCALE: NONE



3 TREE PLANTING
SCALE: NONE



ISOMETRIC VIEW

NTS

SIZE:

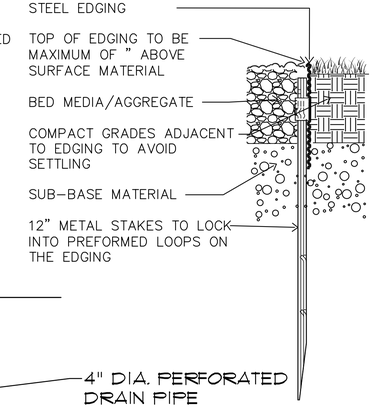
1/8" X 4" THICK

FINISH LEGEND:

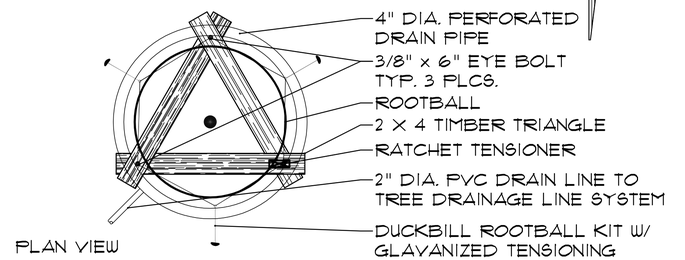
(GR) GREEN–ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

NOTES:

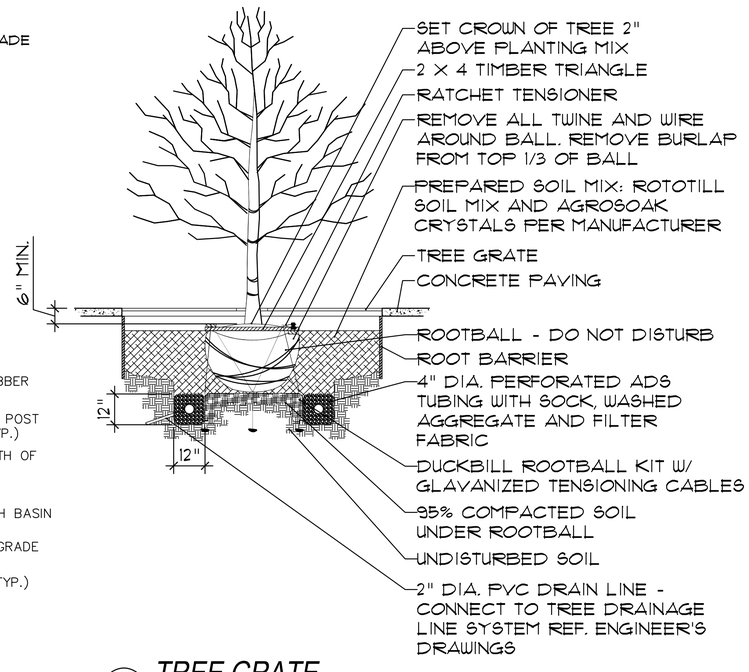
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
2. 8'–0" SECTIONS TO INCLUDE (3) 12" METAL STAKES.
3. 16'–0" SECTIONS TO INCLUDE (5) 12" METAL STAKES.
4. CORNERS – CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.



2 STEEL EDGING
SCALE: NONE



PLAN VIEW



1 TREE GRATE
SCALE: NONE

PROJECT NAME 380 RETAIL DEVELOPMENT
PROJECT NUMBER 21-021
REVISIONS
CITY COMMENTS 6/15/23
CITY COMMENTS 8/07/23

380 RETAIL DEVELOPMENT

U. S. HWY 380

LITTLE ELM, TEXAS

REGISTERED LANDSCAPE ARCHITECT RICKY D. PETTY 1426 STATE OF TEXAS

4/14/23

PROJECT NAME
380 RETAIL DEVELOPMENT
U. S. HWY 380
LITTLE ELM, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

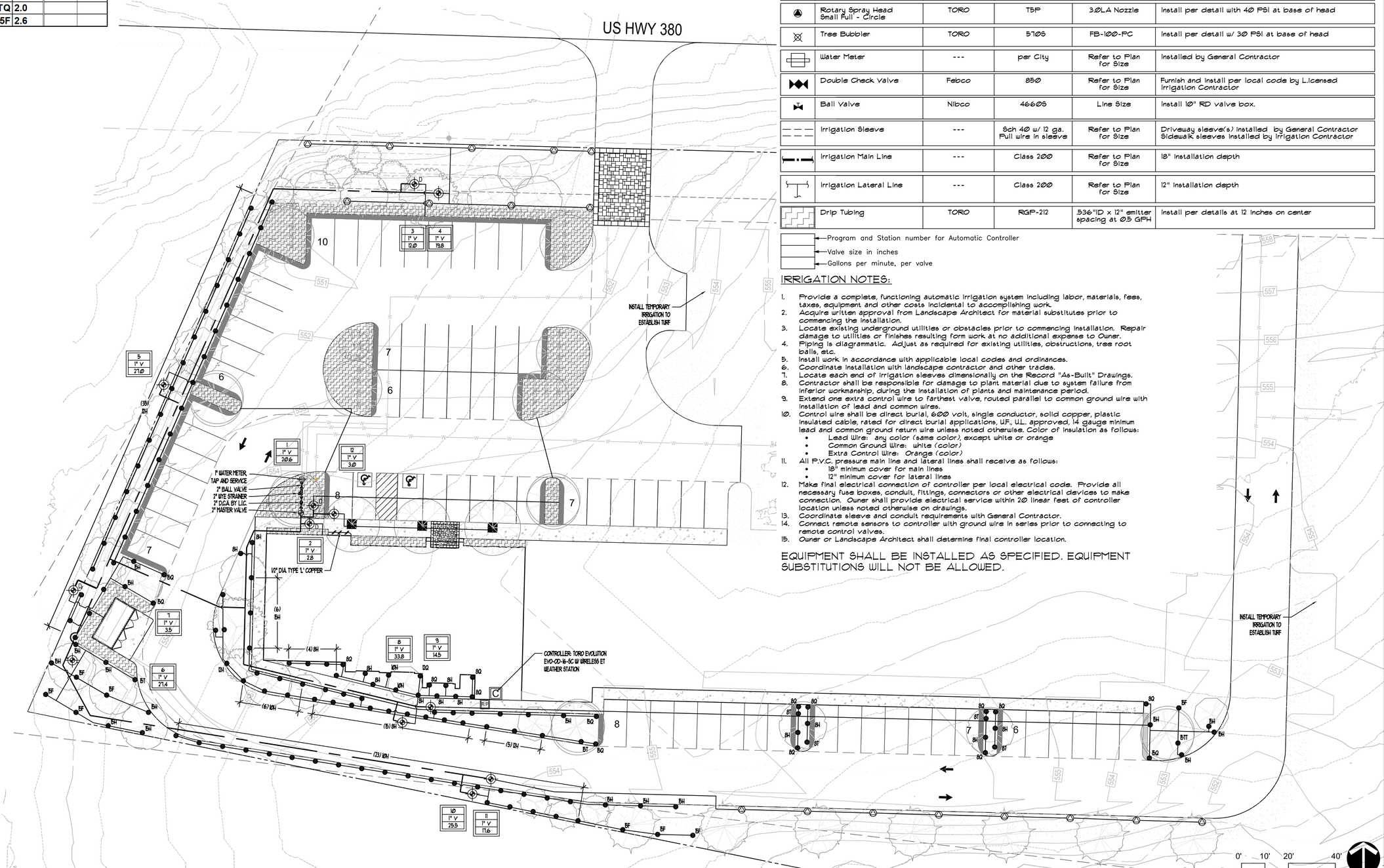
TITLE LANDSCAPE
DATE APRIL 14, 2023
SCALE NONE
SHEET L-2

TORO PRECISION					
NO.	GPM	NO.	GPM	NO.	GPM
5A	0.05	8A	0.15	10A	0.2
5Q	0.08	8Q	0.2	10Q	0.3
5T	0.12	8T	0.3	10T	0.4
5H	0.15	8H	0.4	10H	0.6
5TT	0.2	8TT	0.5	10TT	0.8
5TQ	0.25	8TQ	0.6	10TQ	0.9
5F	0.3	8F	0.8	10F	1.2
12A	0.3	15A	0.4	4EST	0.4
12Q	0.4	15Q	0.6	4CST	0.8
12T	0.6	15T	0.9		
12H	0.9	15H	1.3		
12TT	1.1	15TT	1.7		
12TQ	1.3	15TQ	2.0		
12F	1.7	15F	2.6		

Pipe	
SIZE	GPM
3/4"	0 - 9.9
1"	10.0 - 14.9
1 1/4"	15.0 - 24.9
1 1/2"	25.0 - 34.9
2"	35.0 - 59.9
2 1/2"	60.0 - 74.9
3"	75.0 - 119.9
4"	120.0-199.9

HYDRAULIC CALCULATIONS

ITEM	SIZE	PSI	NOTES
Maximum GPM Estimated - 300 GPM			Fitting Loss Accounted By Adding 10% To Flow Shown in Manuf. Nozzle Chart.
Service	1"	6.10	TYPE "K" COPPER 30 LN. FT.
Water Meter	1"	5.30	
Ball Valve	1"	0.20	
Wye Strainer	1"	0.20	
Backflow Preventer	1"	6.00	
Master Valve	1"	4.10	
Main Line	2"	1.80	300 LN. FT.
Station Valve	1"	4.10	
Zone		5.00	
Head		30.00	
Total Loss		63.40	Design Pressure
Assumed Static Pressure		65.00	
Pressure Differential		1.60	Residual Pressure



IRRIGATION LEGEND and SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
C	Automatic Controller	TORO	Evolution Series	Refer to Plan for Size	Wall mount with Wireless ET Weather Station
	Master Valve (w/ Pressure Regulator)	TORO	P-220 W/ EZReg	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
	Remote Control Valve (w/ Pressure Regulator)	TORO	P-220 W/ EZReg	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
D	Drip Zone Valve Kit (w/ Pressure Regulator)	TORO	DZK-700	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
	Lawn Spray Head	TORO	570Z-4P-PRX W/ TORO Precision Series Nozzles	15Q, 15H OR 15F Nozzle U.N.O.	Install per detail w/ 30 PSI at base of head
	Rotary Spray Head Small Part - Circle	TORO	T5P	2.0LA Nozzle	Install per detail with 40 PSI at base of head
	Rotary Spray Head Small Full - Circle	TORO	T5P	3.0LA Nozzle	Install per detail with 40 PSI at base of head
	Tree Bubbler	TORO	5705	FB-100-PC	Install per detail w/ 30 PSI at base of head
	Water Meter	---	per City	Refer to Plan for Size	Installed by General Contractor
	Double Check Valve	Febco	850	Refer to Plan for Size	Furnish and install per local code by Licensed Irrigation Contractor
	Ball Valve	Nibco	4660S	Line Size	Install 10" RD valve box.
	Irrigation Sleeve	---	Sch 40 w/ 12 ga. Pull wire in sleeve	Refer to Plan for Size	Driveway sleeve(s) installed by General Contractor Sidewalk sleeves installed by Irrigation Contractor
	Irrigation Main Line	---	Class 200	Refer to Plan for Size	18" installation depth
	Irrigation Lateral Line	---	Class 200	Refer to Plan for Size	12" installation depth
	Drip Tubing	TORO	RGP-212	536"ID x 12" emitter spacing at 0.5 GPH	Install per details at 12 inches on center

Program and Station number for Automatic Controller
Valve size in inches
Gallons per minute, per valve

IRRIGATION NOTES:

1. Provide a complete, functioning automatic irrigation system including labor, materials, fees, taxes, equipment and other costs incidental to accomplishing work.
2. Acquire written approval from Landscape Architect for material substitutes prior to commencing the installation.
3. Locate existing underground utilities or obstacles prior to commencing installation. Repair damage to utilities or finishes resulting form work at no additional expense to Owner.
4. Piping is diagrammatic. Adjust as required for existing utilities, obstructions, tree root balls, etc.
5. Install work in accordance with applicable local codes and ordinances.
6. Coordinate installation with landscape contractor and other trades.
7. Locate each end of irrigation sleeves dimensionally on the Record "As-Built" Drawings.
8. Contractor shall be responsible for damage to plant material due to system failure from inferior workmanship, during the installation of plants and maintenance period.
9. Extend one extra control wire to farthest valve, routed parallel to common ground wire with installation of lead and common wires.
10. Control wire shall be direct burial, 600 volt, single conductor, solid copper, plastic insulated cable, rated for direct burial applications, U.F., U.L. approved, 14 gauge minimum lead and common ground return wire unless noted otherwise. Color of insulation as follows:
    - Lead Wire: any color (same color), except white or orange
    - Common Ground Wire: white (color)
    - Extra Control Wire: Orange (color)
11. All P.V.C. pressure main line and lateral lines shall receive as follows:
    - 18" minimum cover for main lines
    - 12" minimum cover for lateral lines
12. Make final electrical connection of controller per local electrical code. Provide all necessary fuse boxes, conduit, fittings, connectors or other electrical devices to make connection. Owner shall provide electrical service within 20 linear feet of controller location unless noted otherwise on drawings.
13. Coordinate sleeve and conduit requirements with General Contractor.
14. Connect remote sensors to controller with ground wire in series prior to connecting to remote control valves.
15. Owner or Landscape Architect shall determine final controller location.

EQUIPMENT SHALL BE INSTALLED AS SPECIFIED. EQUIPMENT SUBSTITUTIONS WILL NOT BE ALLOWED.

0' 10' 20' 40'
SCALE: 1"=20'-0"
North

IRRIGATION PLAN

PROJECT NAME
380 RETAIL DEVELOPMENT
PROJECT NUMBER 21-021
REVISIONS
CITY COMMENTS 6/15/23
CITY COMMENTS 8/07/23

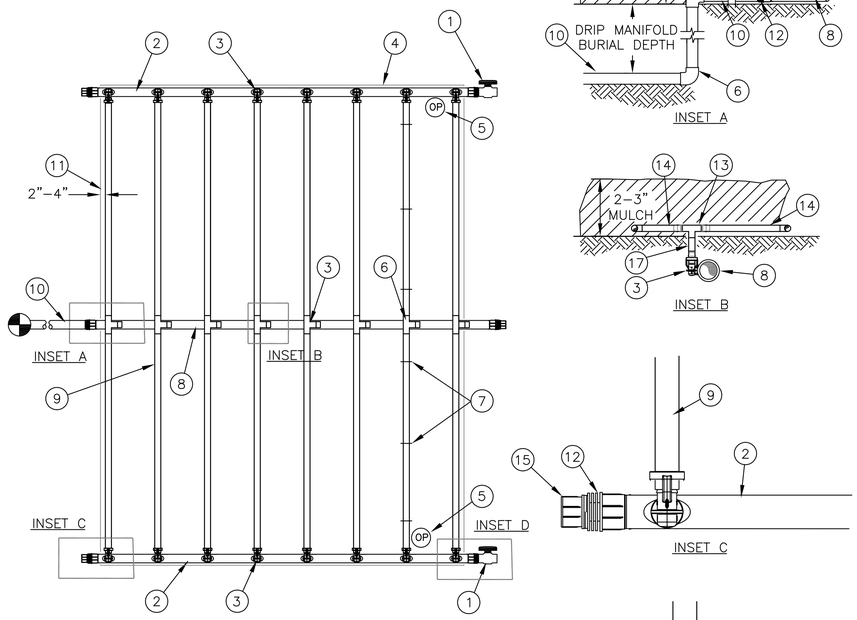
380 RETAIL DEVELOPMENT
U. S. HWY 380
LITTLE ELM, TEXAS

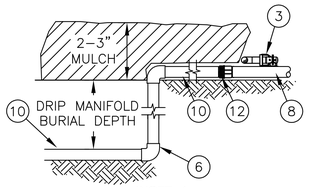
STATE OF TEXAS
RICKY D. PETTY
4265
LICENSED LANDSCAPE ARCHITECT
4/14/23

PROJECT NAME
380 RETAIL DEVELOPMENT
U. S. HWY 380
LITTLE ELM, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

TITLE IRRIGATION
DATE APRIL 14, 2023
SCALE 1" = 20'-0"
SHEET L-3

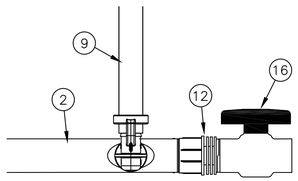




INSET A

INSET B

INSET C



INSET D

NOTES:
1. FOR ALL QF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON HUNTER WEB SITE (WWW.HUNTERINDUSTRIES.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

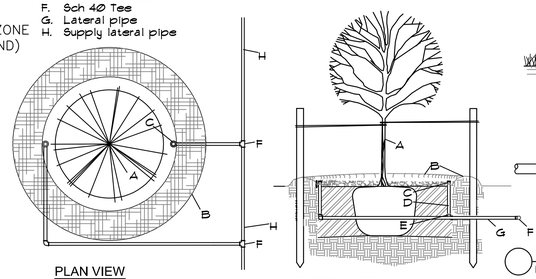
DL2000 SUB-SURFACE DRIPLINE
NOT TO SCALE

1. FLUSH POINT (TYPICAL) SEE TORO DETAIL "T-FCH-H"
2. QF EXHAUST HEADER
3. PRE-INSTALLED BARB FITTING
4. PERIMETER OF AREA
5. OPERATION INDICATOR RAINBIRD OPERIND
6. PVC SCH 40 ELL (TYPICAL)
7. TIE-DOWN STAKES REFER TO TORO DRIPLINE DESIGN GUIDE FOR PROPER SPACING
8. QF SUPPLY HEADER
9. SUB-SURFACE/ON-SURFACE DRIPLINE: TORO DL2000 DRIPLINE (TYPICAL) NON-POTABLE: TORO DL2000-E
10. PVC SUPPLY PIPE FROM TORO DRIP ZONE ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
11. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA
12. TWIST LOCK FITTING : TLF-MPT
13. BARB X BARB INSERT TEE: TTL-T (TYPICAL)
14. TORO DL2000 SERIES DRIPLINE (TYPICAL)
15. TWIST LOCK CAP
16. PVC SCH 40 BALL VALVE
17. TORO HDL BLANK TUBING

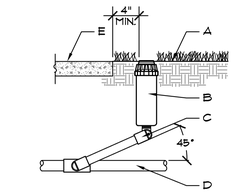
DL2000 Dripline Maximum Lateral Lengths (Feet)				
Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.5	1.0	0.5	1.0
20	360	160	475	395
30	400	260	565	375
40	460	400	650	430

GENERAL NOTES:
1. Keep all laterals and heads away from the root ball, and inside of the tree ring.
2. Install top of head flush with root flare.

CONSTRUCTION NOTES:
A. Tree
B. Tree ring
C. Bubbler Nozzle
D. Sch 80 Riser (Length as required)
E. Sch 40 5xT 90
F. Sch 40 Tee
G. Lateral pipe
H. Supply lateral pipe



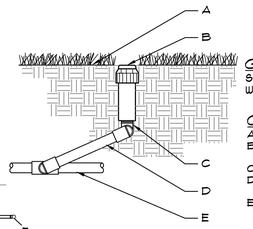
ISOLATED TREE PLANTING
NOT TO SCALE



GENERAL NOTES:
1. SET TOP OF HEAD FLUSH WITH FINISH GRADE
2. FLUSH PIPING PRIOR TO INSTALLING NOZZLE
3. SET HEAD OFFSET OF LATERAL AND MAINLINE PIPING

CONSTRUCTION NOTES:
A. FINISH GRADE
B. ROTARY SPRAY HEAD
C. 3/4" LASCO UNITIZED O-RING SWING JOINT ASSEMBLY
D. LATERAL PIPING
E. PAVING

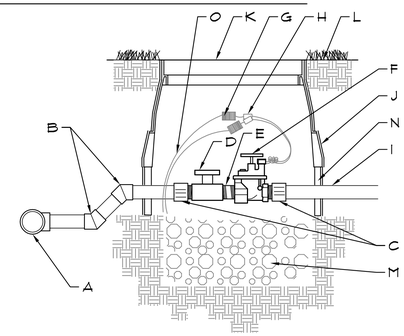
ROTARY SPRAY HEAD
NOT TO SCALE



GENERAL NOTES:
SET TOP OF HEAD FLUSH WITH FINISH GRADE.

CONSTRUCTION NOTES:
A. FINISH GRADE
B. SPRINKLER HEAD (SEE PLAN)
C. SCH. 40 NIPPLE
D. TORO SUPER FUNNY PIPE SWING JOINT SFFA-5125.
E. LATERAL PIPE.

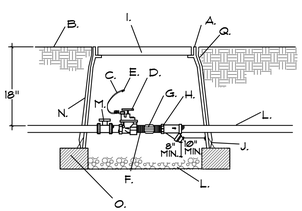
LAWN SPRAY HEAD
NOT TO SCALE



GENERAL NOTES:
1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
2. MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:
A. PVC SERVICE TEE
B. SCH 40 45° BEND
C. SCH 40 MALE ADAPTER
D. SCH 40 BALL VALVE
E. GRAY SCH 80 SHORT NIPPLE (TBE)
F. AUTOMATIC VALVE
G. WIRE COIL
H. WATERPROOF WIRE CONNECTORS
I. LATERAL PIPE
J. Ø ML BLACK PLASTIC
K. ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET ¼" ABOVE FINISH GRADE.
L. FINISH GRADE
M. WASHED PEA GRAVEL - 6" DEPTH MIN
N. 6" VALVE BOX EXTENSIONS AS REQUIRED
O. VALVE WIRING

ELECTRIC VALVE
NOT TO SCALE

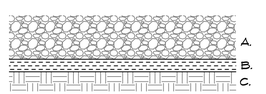


CONSTRUCTION NOTES:
A. 12" X 17" PLASTIC VALVE BOX WITH LOCKING LID.
B. FINISHED GRADE.
C. 24" WIRE LOOP.
D. AUTOMATIC VALVE, SEE IRRIGATION PART LIST .
E. WATER PROOF WIRE CONNECTOR.
F. SCH 80 NIPPLE.
G. PRESSURE REGULATOR.
H. WYE STRAINER. INSTALL TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER.
I. LOCKING VALVE BOX COVER.
J. VALVE BOX EXTENSIONS IF NEEDED.
K. LATERAL LINE.
L. 4" LAYER OF 3/4" GRAVEL
M. TRUE UNION BALL VALVE.
N. 6MM BLACK POLYETHYLENE PLASTIC. TAPE TO ALL INLET AND OUTLET PIPE AND INSTALL FULL LENGTH OF VALVE BOX BOTTOM.
O. C.M.U. BLOCK

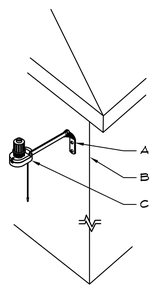
DRIP VALVE/FILTER ASSEMBLY
NOT TO SCALE

GENERAL NOTES:
CONTRACTOR SHALL PLACE DRIPLINE TO ASSURE ADEQUATE WATERING FOR PLANT GROWTH AND VIABILITY. DO NOT EXCEED DRIP LINE RUNS GREATER THAN 170 LN. FT.

CONSTRUCTION NOTES:
A. MULCH (REF. LANDSCAPE DRAWINGS)
B. DRIP LINE
C. BED PREP (REF. LANDSCAPE PLAN)



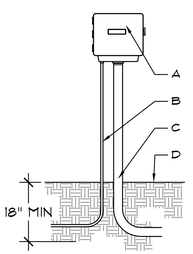
DRIP LINE / CRUSHER FINES
NOT TO SCALE



GENERAL NOTES:
1. LOCATE SENSOR ABOVE THE CONTROLLER AS APPROVED BY LANDSCAPE ARCHITECT
2. CONNECT SENSOR TO CONTROLLER PER MANUFACTURER'S SPECS.
3. MINIMUM 6' ABOVE GRADE

CONSTRUCTION NOTES:
A. ATTACH TO WALL PER MANUFACTURES SPECS
B. WALL
C. SENSOR - POSITION SO THERMOSTAT PORTION POINTS SOUTH

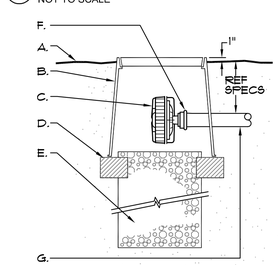
RAIN SENSOR
NOT TO SCALE



GENERAL NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL ELECTRICAL SERVICE PER LOCAL CODES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.
4. ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4'-0" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
5. ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.

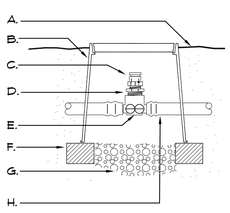
CONSTRUCTION NOTES:
A. WEATHERPROOF CONTROLLER, REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS.
B. ELECTRIC SERVICE 1/2" CONDUIT.
C. REMOTE ELECTRIC VALVE 2" CONDUIT.
D. FINISH GRADE

WALL MOUNTED CONTROLLER
NOT TO SCALE



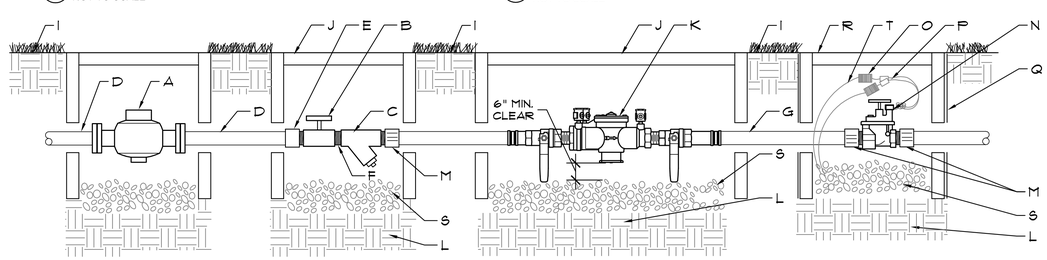
CONSTRUCTION NOTES:
A. FINISH GRADE
B. VALVE BOX
C. LINE FLUSHING VALVE
D. BRICK SUPPORTS (THREE)
E. WASHED AGGREGATE SUMP (1 CUBIC FOOT)
F. COMPRESSION RING
G. TECHLINE 17MM TUBING

TECHLINE LINE FLUSHING VALVE
NOT TO SCALE



CONSTRUCTION NOTES:
A. FINISH GRADE
B. 6" ROUND VALVE BOX
C. AIR / VACUUM RELIEF VALVE
D. 3/4"M X 1/2"F REDUCTION BUSHING
E. TECHLINE 180 2-WAY ADAPTER TEE
F. BRICK SUPPORTS (THREE)
G. WASHED AGGREGATE SUMP
H. TECHLINE TUBING

TECHLINE AIR/VACUUM RELIEF
NOT TO SCALE



GENERAL NOTES:
1. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
2. INSTALL PEA GRAVEL FLUSH WITH ELECTRIC VALVE.
3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
4. CENTER VALVE ASSEMBLY IN VALVE BOX.

CONSTRUCTION NOTES:
A. WATER METER (SIZE PER PLAN)
B. BALL VALVE (SIZE PER LINE)
C. WYE STRAINER (SIZE PER LINE)
D. TYPE "K" COPPER PIPE
E. COPPER 6xT COUPLING
F. TBE NIPPLE
G. PIPE PER CITY CODE
H. COUPLING
I. FINISH GRADE
J. JUMBO VALVE BOX. SET FLUSH WITH FINISH GRADE
K. DOUBLE CHECK VALVE ASSEMBLY
L. COMPACTED SUBGRADE
M. MALE ADAPTER
N. MASTER ELECTRIC VALVE
O. WIRE COIL
P. WATERPROOF WIRE CONNECTORS
Q. Ø ML BLACK PLASTIC
R. Ø" RD VALVE BOX. SET ¼" ABOVE FINISH GRADE.
S. WASHED PEA GRAVEL - 12" DEPTH MIN
T. VALVE WIRING

BACKFLOW PREVENTER CONNECTION
NOT TO SCALE

PROJECT 380 RETAIL DEVELOPMENT
PROJECT NUMBER 21-021
REVISIONS
CITY COMMENTS 6/15/23
CITY COMMENTS 8/07/23

380 RETAIL DEVELOPMENT
U. S. HWY 380
LITTLE ELM, TEXAS

STATE OF TEXAS
RICKY D. PETTY
4265
LICENSED LANDSCAPE ARCHITECT
4/14/23

PROJECT NAME
380 RETAIL DEVELOPMENT
U. S. HWY 380
LITTLE ELM, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

TITLE IRRIGATION
DATE APRIL 14, 2023
SCALE 1" = 20'-0"
SHEET L-4

CONCEPT PLANS

FOR

KADIRI LLC

APPROX. 1,400 LF WEST OF PALOMA CREEK BLVD AND US-380
DENTON COUNTY PID: 38200
A0662A M. JONES, TR 19, 4.0 ACRES
OLD DCAD TR #33
LITTLE ELM, TX 75068



VICINITY MAP
SCALE: 1" = 500'

DEVELOPER
RAVI KADIRI
KADIRI LLC
1473 OVERLAND PARK LANCE
FRISCO, TX 75035
214-733-3726
RAVISKADIRI@GMAIL.COM

PREPARED BY

BOHLER

CONTACT: DEAN CARDWELL
DCARDWELL@BOHLERENG.COM
469-458-7300

ARCHITECT
HMS, ARCHITECTURE, PLLC
208 S. JOHNSON STREET, SUITE 211
MCKINNEY, TEXAS 75069
PHONE: 972-897-5861
CONTACT: MATT SPEER

OWNER
CONTACT: RAVI KADIRI
PHONE: 972-377-2828
PALOMA380 PROPERTIES LLC
7271 CLEMENTINE DR
IRVING, TX 75063

ENGINEER/SURVEYOR
BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: DEAN CARDWELL

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	TXA220012.00
DRAWN BY:	JJB
CHECKED BY:	DOC
DATE:	8/8/2023
CAD I.D.:	

PROJECT:

PALOMA CREEK RESTAURANT

FOR

KADIRI LLC

APPROX. 1,400 LF WEST OF PALOMA CREEK BLVD AND US-380

DENTON COUNTY PID: 38200
A0662A M. JONES, TR 19. 4 ACRES
OLD DCAD TR #13
LITTLE ELM, TX 75068

BOHLER
2600 NETWORK BLVD, STE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

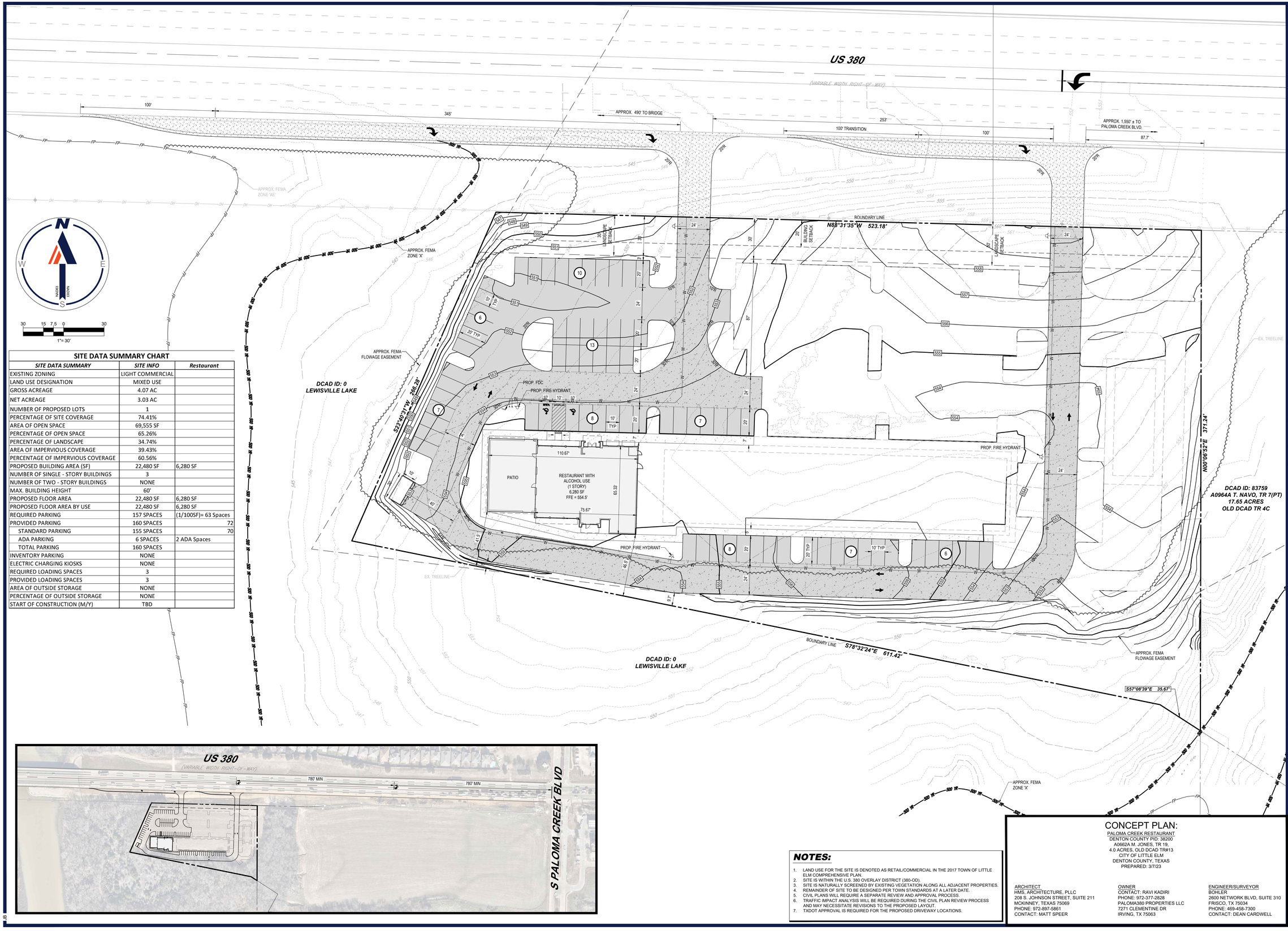
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

Aug 08, 2023
H:\2022\TXA220012.00\ENGINEERING\DRAWINGS\CONCEPTS\PLAN SETS\TXA220012.00 - COVER.DWG — LAYOUT: C-101 COVER
dB



SITE DATA SUMMARY CHART

SITE DATA SUMMARY	*SITE INFO*	*Restaurant*
EXISTING ZONING	LIGHT COMMERCIAL	
LAND USE DESIGNATION	MIXED USE	
GROSS ACREAGE	4.07 AC	
NET ACREAGE	3.03 AC	
NUMBER OF PROPOSED LOTS	1	
PERCENTAGE OF SITE COVERAGE	74.41%	
AREA OF OPEN SPACE	69,555 SF	
PERCENTAGE OF OPEN SPACE	65.26%	
PERCENTAGE OF LANDSCAPE	34.74%	
AREA OF IMPERVIOUS COVERAGE	39.43%	
PERCENTAGE OF IMPERVIOUS COVERAGE	60.56%	
PROPOSED BUILDING AREA (SF)	22,480 SF	6,280 SF
NUMBER OF SINGLE - STORY BUILDINGS	3	
NUMBER OF TWO - STORY BUILDINGS	NONE	
MAX. BUILDING HEIGHT	60'	
PROPOSED FLOOR AREA	22,480 SF	6,280 SF
PROPOSED FLOOR AREA BY USE	22,480 SF	6,280 SF
REQUIRED PARKING	157 SPACES	(1/100SF)= 63 Spaces
PROVIDED PARKING	160 SPACES	72
STANDARD PARKING	155 SPACES	70
ADA PARKING	6 SPACES	2 ADA Spaces
TOTAL PARKING	160 SPACES	
INVENTORY PARKING	NONE	
ELECTRIC CHARGING KIOSKS	NONE	
REQUIRED LOADING SPACES	3	
PROVIDED LOADING SPACES	3	
AREA OF OUTSIDE STORAGE	NONE	
PERCENTAGE OF OUTSIDE STORAGE	NONE	
START OF CONSTRUCTION (M/Y)	TBD	

NOTES:

1. LAND USE FOR THE SITE IS DENOTED AS RETAIL/COMMERCIAL IN THE 2017 TOWN OF LITTLE ELM COMPREHENSIVE PLAN.
2. SITE IS WITHIN THE U.S. 380 OVERLAY DISTRICT (380-OD).
3. SITE IS NATURALLY SCREENED BY EXISTING VEGETATION ALONG ALL ADJACENT PROPERTIES.
4. REMAINDER OF SITE TO BE DESIGNED PER TOWN STANDARDS AT A LATER DATE.
5. CIVIL PLANS WILL REQUIRE A SEPARATE REVIEW AND APPROVAL PROCESS.
6. TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED DURING THE CIVIL PLAN REVIEW PROCESS AND MAY NECESSITATE REVISIONS TO THE PROPOSED LAYOUT.
7. TXDOT APPROVAL IS REQUIRED FOR THE PROPOSED DRIVEWAY LOCATIONS.

CONCEPT PLAN:

PALOMA CREEK RESTAURANT
DENTON COUNTY PID: 38200
A0662A M. JONES, TR 19,
4.0 ACRES, OLD DCAD TR#13
CITY OF LITTLE ELM
DENTON COUNTY, TEXAS
PREPARED: 3/7/23

ARCHITECT
HMS, ARCHITECTURE, PLLC
208 S. JOHNSON STREET, SUITE 211
MCKINNEY, TEXAS 75069
PHONE: 972-897-5861
CONTACT: MATT SPEER

OWNER
CONTACT: RAVI KADIRI
PHONE: 972-377-2828
PALOMA380 PROPERTIES LLC
7271 CLEMENTINE DR
IRVING, TX 75063

ENGINEER/SURVEYOR
BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: DEAN CARDWELL

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PALOMA CREEK RESTAURANT

FOR

KADIRI LLC

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A0662A M. JONES, TR 19. 4 ACRES
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LITTLE ELM, TX 75068

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FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

C-102

Aug 08, 2023
H:\2022\TXA220012.00\00\ENGINEERING\DRAWINGS\CONCEPT\PLAN SET\TXA220012.00 - CAB-----LAYOUT CONCEPT PLAN
JB

2600 Network Blvd, Suite 310
Frisco, Texas 75034
(469) 458-7300
bohlerengineering.com

5/16/2023

City of Little Elm - Development Services
Town Hall, 2nd Floor
100 W. Eldorado Pkwy.
Little Elm, TX 75068

Re: Traffic Impact Analysis

Bohler Engineering TX, LLC (Bohler) prepared the following calculations using the ITE Trip Generation Manual as directed by the submittal checklist (attached) for the Town of Little Elm. Upon review of the results, this project does appear to require an additional traffic impact analysis as the generated site traffic will be above the threshold requirements. We request this study be done with the site development phase.

Trip Generation Characteristics for Proposed Mixed-Use Development

Land Use (ITE Land Use)	ITE Code	Use Factor	Average Weekday			AM Peak Hour			PM Peak Hour		
Equation/Rates											
Shopping Center	820	1,000 sf GFA	Ln(T)=0.65 Ln(Y)+5.83			Ln(T)=0.61 Ln(Y)+2.24			Ln(T)=0.67 Ln(Y)+3.31		
Sit Down Rest. (High turnover)	932	1,000 sf GFA	T=127.15(Y)			T=10.81(Y)			T=9.85(Y)		
Fast Food Restaurant (D/T)	934	1,000 sf GFA	T=496.12(Y)			T=45.42(Y)			T=26.15(Y)		
Directional Splits											
Shopping Center	820	1,000 sf GFA	-			62/38			48/52		
Sit Down Rest. (High turnover)	932	1,000 sf GFA	-			55/45			60/40		
Fast Food Restaurant (D/T)	934	1,000 sf GFA	-			51/49			52/48		
Total Trips Generated											
Land Use	Units	Use Factor	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Shopping Center	20.00	1,000 sf GFA	2,386	-	-	58	36	22	204	98	106
Sit Down Rest. (High turnover)	6.28	1,000 sf GFA	799	-	-	68	37	31	62	37	25
Fast Food Restaurant (D/T)	2.48	1,000 sf GFA	1,231	-	-	113	57	55	65	34	31
Trip Totals When Split Between 2 Drives											
Site (Each Drive)	-	-	2,208	-	-	120	-	-	165	-	-

Please feel free to reach out should you have any questions, (469) 458- 7300.

Sincerely,



Dean Cardwell, PE
Principal

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

09/07/2023

OVERVIEW

Project	PUBLIC HEARING/ Liquor King Amendment (SUP-23-03292)
P&Z Hearing	09/07/2023
Council Hearing	October 3, 2023
Size	3,916 square feet
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Retail/Commercial
Applicant	Mihir Varia
Owner	Venkata Panchumarthi
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Liquor King Amendment (SUP-23-03292). Public hearing, discussion, and take action on a recommendation regarding an amendment request to an existing Specific Use Permit (SUP) for a Liquor Store use (Ordinance No. 1667), generally located at 1937 FM 423, currently zoned Light Commercial (LC), in order to allow for the sale of smoking products.

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

Location

Located at 1951 FM 423, on the southeast corner of Smotherman Road and FM 423, within Little Elm town limits.

Planning Analysis

Background.
Subject property is currently zoned Planned Development - Light Commercial (PD-LC), through Ordinance No.1457, as amended by Ordinance No. 1474. This PD covers multiple parcels and contains a three building multi-tenant shopping center known as Siri's Crossing, with a mix of retail, office, and restaurant tenants. The subject property currently houses newly constructed, single-story, strip retail buildings with space for several new, and pending, neighborhood retail type businesses. The proposed liquor store would occupy two end-cap suites on the north side of Building 2, totaling 3,916 square-feet, opposite of BrassTap.

In July 2022, Town Council approved an SUP request for a Liquor Store through Ordnance No. 1667 and in September the applicant applied for their New Commercial Finish-out permit, ultimately obtaining a Certificate of Occupancy for "Liquor King" in February 2023.

In July 2023 Town Staff became aware that the store owner had also constructed a walk-in humidor and was selling Cigars without Town approval of an SUP for the sale of smoking products. Per Town Ordinance, a business that sells smoking products and devices is classified as a Smoking Establishment, which requires approval of an SUP. Once notified, the store owner began the request process for an SUP amendment in order to allow for the sale of smoking products.

Proposal.
The applicant is proposing to amend the existing SUP to also allow for the sale of smoking products, limited to cigars and cigarettes (Both defined in Chapter 70-206 of Little Elm's Code of Ordinances), limited only to the area outlined on the floor plan, for off-site consumption only.

Uses.
The use would change to allow for sale of tobacco products, limited to cigars and cigarettes, for off-site consumption only, in addition to the existing liquor sales.

Fire, Engineering, Building.
The Fire, Engineering, and Building Departments have given approval for the change in zoning. The Fire Marshall will need more details on the humidor to determine if changes need to be made to the fire suppression system.

Comprehensive Plan.
The use remains a retail commercial use, which is within the Town's vision for the area.

Recommended Action
The purpose of an SUP is to add or modify specific land use rights to those already granted within a zoning district. Section 106.02.17 provides that each request considers the intensity of the proposed use within the context of the proposed location based on compatibility and suitability, and in evaluating the compatibility of the proposed use within the existing area context, "the town council may impose such additional development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions."

Given the purpose of a Specific Use Permit, Staff believes that conditions could be placed on this SUP request to help make it more appropriate within the context of the existing shopping center, as well as its proximity to other uses. If the Planning and Zoning Commission considers approval of this request, it should be conditioned on the following:

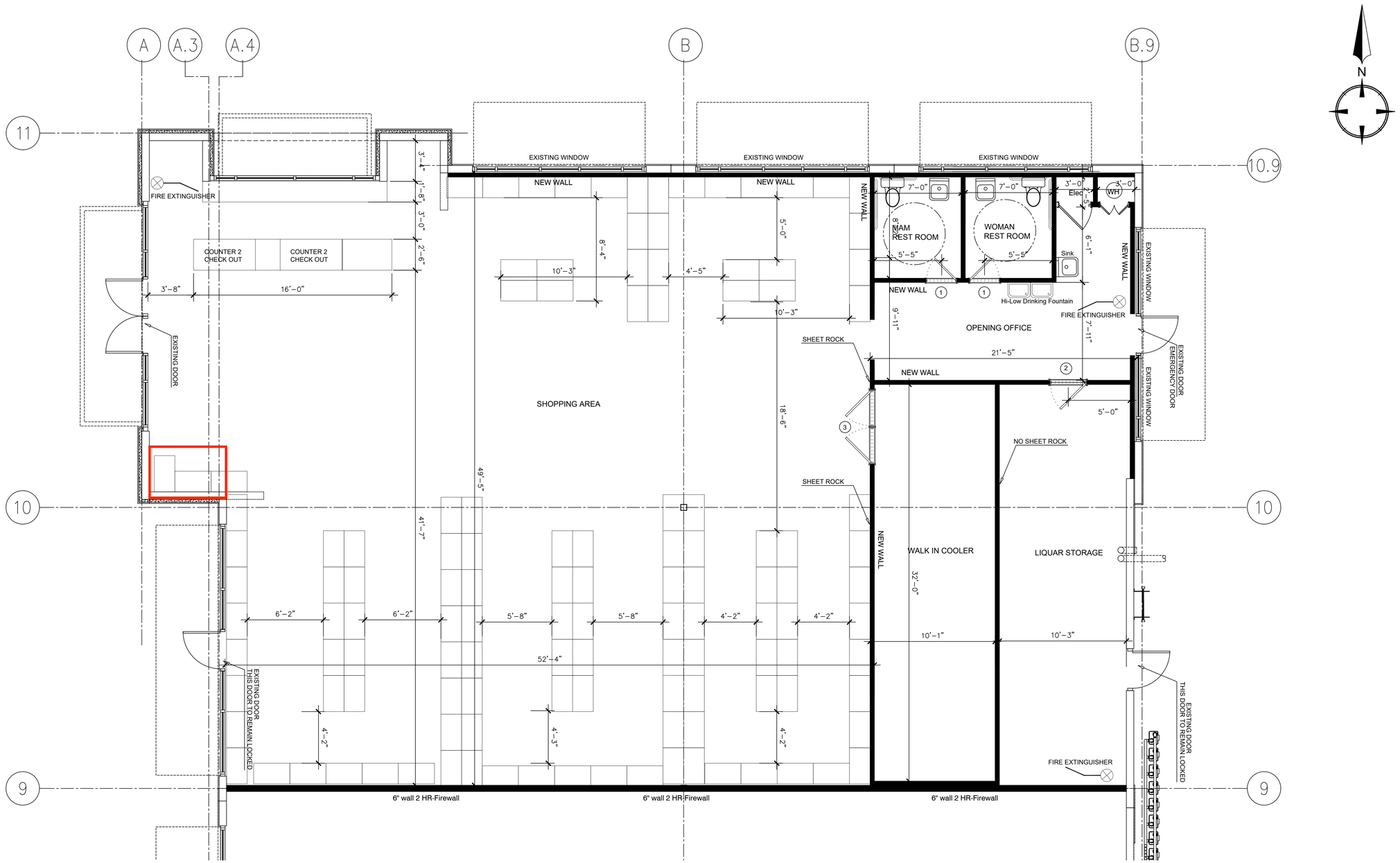
1. Obtain Fire Marshall approval on humidor location, size, and fire suppression capability.

Previous conditions of the existing SUP will remain the same.

Attachments

Floor Plan Amendment

Ordiance 1667 Original SUP
Humidor Pictures



PROPOSED FLOOR PLAN

SCALE : 1/4"=1'-0"

DDR CONSULTING ENGINEERING
952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

1951 FM 423, Little Elm,
TX 75078

Project Number:
Drawn By:SN
Checked By:RK
Date Issued:03/11/22

SHEET NUMBER

A1.0

DocuSign Envelope ID: 4FB8DF44-CEF9-421A-B2B8-6DBAFBFD14B3

TOWN OF LITTLE ELM

ORDINANCE NO. 1667

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A NEW SPECIFIC USE PERMIT FOR A LIQUOR STORE USE, ON PROPERTY LOCATED AT 1951 FM 423; 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, Chapter 106 (Zoning) of the Little Elm Code of Ordinances, requires a Specific Use Permit be granted by Town Council in order to legally operate and occupy the subject property with a liquor store use while it is zoned Light Commercial (LC); and

WHEREAS, a request for a Specific Use Permit for a liquor store use has been submitted by Mihir Varia, Liquor King DFW, on property located at 1951 FM 423; and

WHEREAS, Section 106.02.17 of the Little Elm Code of Ordinances provides that Town Council may impose such additional development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions; and

WHEREAS, 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 planned development amendment described herein; and

WHEREAS, at its regular meeting held on June 2, 2022 the Planning & Zoning Commission considered and made recommendations on a request grant a Specific Use Permit for a liquor store within end-cap suite on the north side of Building 2 of the subject property, totaling 3,916 square-feet (Case No. SUP-22-01130); and

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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 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. AMENDMENT. That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, as amended, is hereby amended by the following:

A. Granting a Specific Use Permit authorizing a liquor store on the property located at 1951 FM 423, subject to the following conditions:

1. Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan and floor plan, which are attached hereto as Exhibit A and made a part hereof for all purposes.

2. The Specific Use Permit granted herein for a liquor store shall be limited to that particular area designated on the approved site plan, end-cap suite on the north side of Building 2, as encompassing a total area not to exceed 3,916 square feet.

3. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a liquor store.

4. All alcohol-related activities must meet all standards found in Chapter 10, Alcoholic Beverages, of the Little Elm Code of Ordinances.

5. No shelving shall be located in front of the storefront glazing and there shall only be limited window sign coverage, or none at all.

SECTION 3. SAVINGS. This Ordinance (which includes the New Zoning 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.

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SECTION 4. 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 5. 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 New 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 this Ordinance (which includes the New Zoning Ordinance) without the invalid parts and to this end the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this Ordinance are hereby repealed to the extent of that conflict.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption 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 19th day of July, 2022

The Town of Little Elm, Texas

DocuSigned by:
727FE0F9CA75461...

Curtis J. Cornelious, Mayor

ATTEST:

DocuSigned by:
Caitlan Biggs
13D40235A2334C5...

Caitlan Biggs, Town Secretary

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ATTACHMENT – EXHIBIT A

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LIQUOR KING

• SPIRITS • WINE CRAFT BEER

"The best liquor connoisseurs in the metroplex."

Dt: 01/31/2022

Liquor King will be a neighborhood liquor store that will be located in centralized area between a residential neighborhood and a busy business district in little elm, Texas at 1931 F.M. 423

We are in the liquor store business to make profits at the same to give our customers value for their money and time; we want to give people who patronize our liquor store the opportunity to choose not only from a wide range of both locally and imported liquors but also from a wide range of beers and other alcoholic drinks that are manufactured in the United States of America. We know that our customers are the reason why we are in business which is why we will go the extra mile to get them satisfied when they visit our liquor store and also to become our loyal customers and ambassadors. Liquor King will ensure that all our customers are given first class treatment whenever they visit our store.

Liquor King is owned by Mr. Mihir Varia who has successfully managed and owned 4 locations within the DFW metroplex. It is a family business that will be managed alongside his immediate family member.

Liquor King is going to operate a standard and licensed neighborhood liquor store that will retail a wide range of liquors, beers and fine wines just like any other licensed and standard liquor store in the state of Texas.

Liquor King does not intend to start a liquor retailing business like the usual mom and pop business around the street corner; our intention of starting a liquor retail business is to build a high end finish liquor store that will be a one – stop shop for liquors, craft beers and fine wines which is why we will ensure that we put the right structure in place that will support the kind of growth that we have in mind while setting up the business.

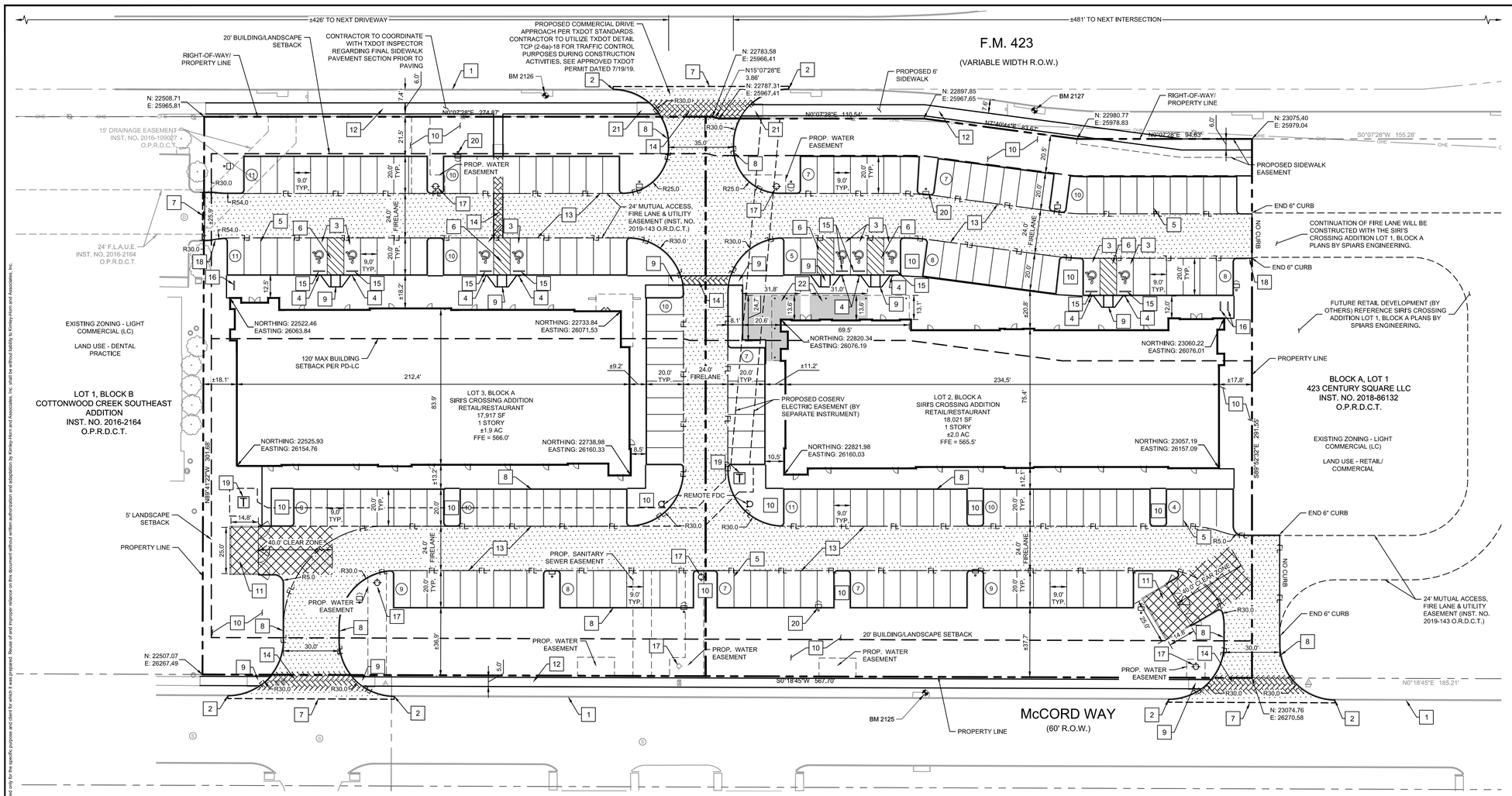
Sincerely,

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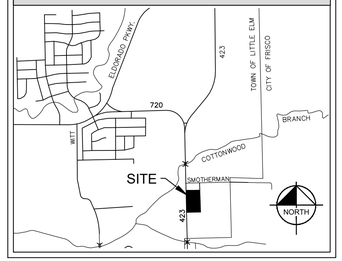


Mihir Varia

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VICINITY MAP (NTS)



KEY NOTES

1	EXISTING 6" CURB.
2	CONNECT TO EXISTING CURB.
3	PROPOSED ACCESSIBLE HANDICAPPED PARKING STALLS. SEE PAVEMENT DETAILS, SHEET C-501, AND TOWN DETAILS, SHEET C-507.
4	PROPOSED HANDICAPPED PARKING SIGNS. SEE PAVEMENT DETAILS, SHEET C-501, AND TOWN DETAILS, SHEET C-507.
5	PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING.
6	PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45° SPACED AT 2.0' O.C. SEE TOWN DETAILS, SHEET C-507.
7	SAWCUT 1.5'. REMOVE EXISTING CURB AND CONNECT TO EXISTING CONCRETE PAVEMENT WITH LONGITUDINAL BUTT JOINT (SEE PAVEMENT DETAILS, SHEET C-501). MATCH EXISTING PAVEMENT ELEVATION.
8	PROPOSED 6" CURB. SEE TOWN DETAILS, SEE SHEET C-503.
9	PROPOSED BARRIER FREE RAMP. SEE BARRIER FREE RAMP STANDARD DETAILS, SHEET C-505.
10	PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR SPECIFICATIONS.
11	PROPOSED 8' DUMPSTER ENCLOSURE. SEE BUILDING ELEVATIONS AND BUILDING PLANS.
12	PROPOSED 6' SIDEWALK OR WIDTH PER PLAN. SEE TOWN OF LITTLE ELM MEDIAN AND SIDEWALK STAMPED CONCRETE DETAILS, SHEET C-506.
13	PROPOSED FIRE LANE STRIPING (TYP.). SEE TOWN DETAILS, SHEET C-507.
14	PROPOSED STAMPED/STAINED CONCRETE. SEE TOWN DETAILS, SHEET C-506.
15	PROPOSED WHEEL STOP. SEE PAVEMENT DETAILS, SHEET C-501.
16	PROPOSED BIKE RACK. SEE TOWN DETAILS, SHEET C-517.
17	FIRE HYDRANT
18	CURB CUT: 3' CURB OPENING. SEE DETAIL, SHEET C-201.
19	PROPOSED TRANSFORMER LOCATION. SEE MEP PLANS.
20	PROPOSED LIGHT POLE LOCATION (TYP.). SEE MEP PLANS.
21	PROPOSED BARRIER FREE RAMP IN TXDOT ROW. SEE TXDOT STANDARD DETAIL PED-18.
22	PROPOSED PATIO. SEE ARCH. PLANS.

NOTES

1. ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMITTING PROCESS.
2. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC. SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
3. ALL LIGHT SOURCES, INCLUDING WALL PACKS, LIGHT POLES, AND LIGHTS UNDERNEATH CANOPIES, SHALL BE RECESSED (I.E. FULL CUTOFFS) WITH NO DROP DOWN BULBS SO THAT ALL LIGHT SOURCES ARE SHIELDED AND NO LIGHT SOURCE IS OTHERWISE VISIBLE. EXTERIOR LIGHTING WILL COMPLY WITH TOWN STANDARDS.
4. ENHANCED PAVING APPLIES TO THIS SITE. PLEASE CONTACT STAFF IF THE PAVING PLAN IS UNCLEAR.
5. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
8. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
9. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
10. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
11. CONTRACTOR SHALL REFER TO M.E.P. PLANS AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
12. ALL TRAVEL PATHS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA/TAS DESIGN STANDARDS (2% MAXIMUM CROSS SLOPE, DIRECTIONAL GRADES LESS THAN 5%, ETC.) AND ALL HANDICAP PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA/TAS DESIGN STANDARDS (2% MAX SLOPE ANY DIRECTION).
13. CONTRACTOR SHALL NOT BLOCK BOTH FRONT FIRE LANE AND BACK FIRE LANE AT THE SAME TIME.

LEGEND

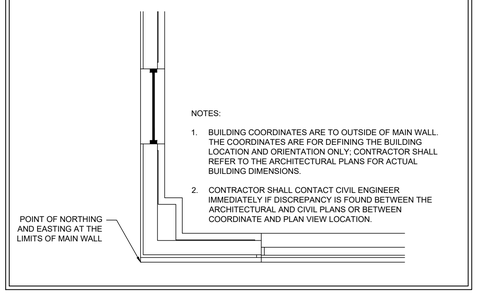
PROPERTY LINE	
SAWCUT LINE	
FIRE LANE	FL FL
EASEMENT	

SITE DATA SUMMARY

LOT	LOT 3	LOT 2
EXISTING ZONING	PD-LC	PD-LC
PROPOSED USE	RETAIL/RESTAURANT	RETAIL/RESTAURANT
HEIGHT	1 STORY - 32'	1 STORY - 31' 8"
LOT AREA	82,084.28 SF (1.9 AC.)	87,773.68 SF (2.0 AC.)
PROP. BUILDING GROSS AREA	17,917 SF	18,021 SF
FLOOR AREA RATIO	0.22	0.21
PARKING REQUIRED (ACCESSIBLE) (1 SPACE PER 200 SF OF FLOOR AREA)	90 SPACES (4 ADA)	91 SPACES (4 ADA)
PARKING PROVIDED (ACCESSIBLE)	*88 SPACES (4 ADA)	100 SPACES (5 ADA)
BIKE RACK PROVIDED (REQUIRED)	1 BIKE RACK (1 REQUIRED)	2 BIKE RACKS (2 REQUIRED)

* BASED ON THE TOWN OF LITTLE ELM'S ZONING ORDINANCE, SECTION 106.06.45, AN OVERALL 15 PERCENT PARKING REDUCTION IS GRANTED FOR LOT 3.

TYPICAL BUILDING CORNER (N.T.S.)



NOTES:

1. BUILDING COORDINATES ARE TO OUTSIDE OF MAIN WALL. THE COORDINATES ARE FOR DEFINING THE BUILDING LOCATION AND ORIENTATION ONLY; CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
2. CONTRACTOR SHALL CONTACT CIVIL ENGINEER IMMEDIATELY IF DISCREPANCY IS FOUND BETWEEN THE ARCHITECTURAL AND CIVIL PLANS OR BETWEEN COORDINATE AND PLAN VIEW LOCATION.

BENCHMARK LIST

VERTICAL DATUM BASED ON TOWN OF LITTLE ELM GEODETIC CONTROL MONUMENTS.

BM #2125 " ☒ " CUT ON THE NORTHWEST CORNER OF A CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF MCCORD WAY APPROXIMATELY 400 FEET SOUTH OF SMOTHERMAN ROAD.
ELEV. = 564.98

BM #2126 " ☒ " ON THE SOUTHEAST CORNER OF A CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF F.M. 423, APPROXIMATELY 600 FEET SOUTH OF SMOTHERMAN ROAD.
ELEV. = 561.52

BM #2127 " ☒ " ON THE SOUTHEAST CORNER OF A CONCRETE CURB INLET LOCATED ON THE EAST SIDE OF F.M. 423, APPROXIMATELY 335 FEET SOUTH OF SMOTHERMAN ROAD.
ELEV. = 558.06

REVISED SITE PLAN
SIRI'S CROSSING ADDITION
LOTS 2 & 3, BLOCK A
Being 5.1107 Acres Out Of The
THE CHRISTIAN BORHMANN SURVEY
ABSTRACT NO. 86
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS
Submitted January 15, 2019
Resubmitted February 22, 2019

Owner:
(Lot 2 and 3)
Thani Properties, LLC
1051 Cimarron Rd
Frisco, TX 75034
Contact: Raja Panchumarthi
Phone: (510) 891-1490

Applicant/Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Contact: Tory Freed, P.E.
Phone: (972)770-1300

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
ATTACHED
PLOTTED BY
PLOT DATE
DWG NAME

Dolan-SueBlue ; KTB-24c9f-64526600 ; dBM-64526600 ; xVT-64526600 ; xxX-64526600 ; xxS-64526600 ; xxA-64526600 ; xxE-64526600 ; xxF-64526600 ; xxH-64526600 ; xxI-64526600 ; xxJ-64526600
8/4/2021 8:22 AM
LEIGHTON, DREW
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No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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08/04/2021

KHA PROJECT	64526600
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	TCF
DRAWN BY	SAL
CHECKED BY	JWD

SIRI'S CROSSING
PREPARED FOR
THANI PROPERTIES, LLC
LITTLE ELM TX

SITE AND DIMENSIONAL CONTROL PLAN

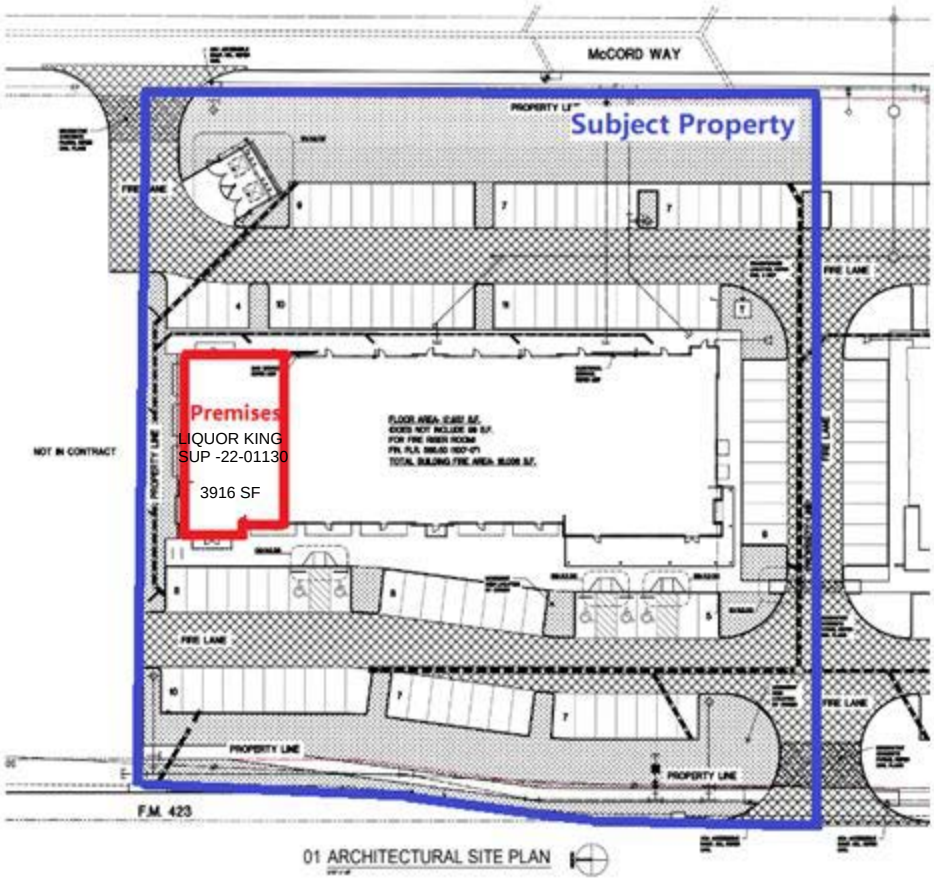
SHEET NUMBER
C-101

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EXHIBIT A

OUTLINE OF PREMISES

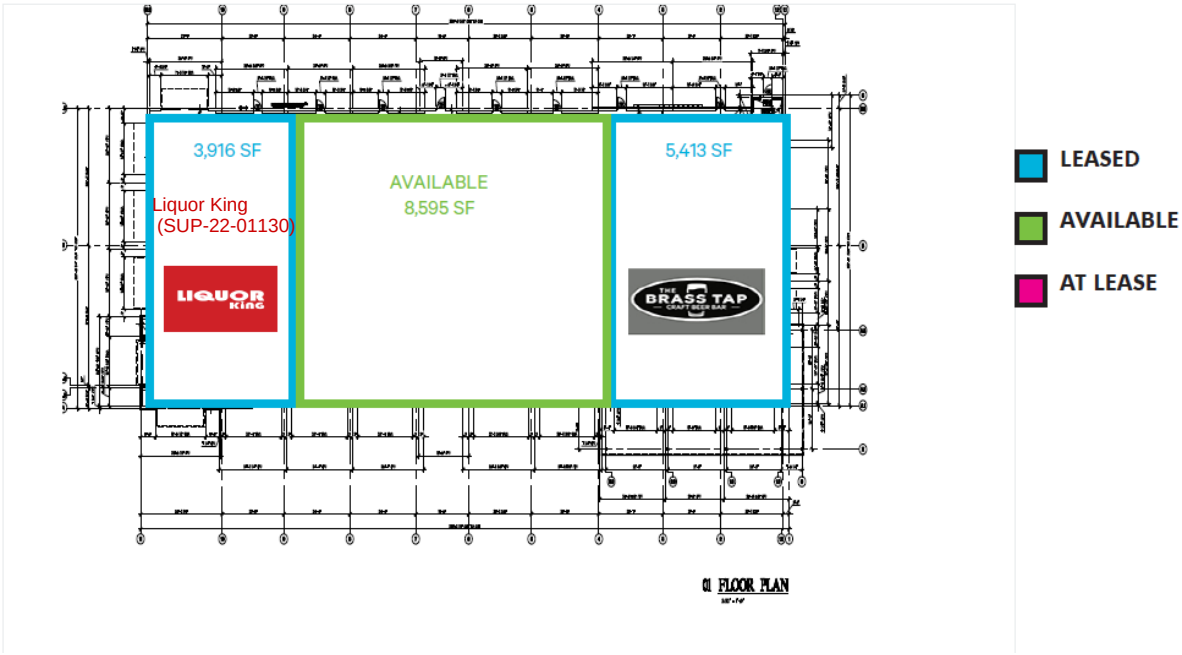
This Exhibit is attached to this Lease solely for the purpose of locating the Premises within the Center and depicting the general layout of the Center and shall not be deemed to be a representation, warranty or agreement by Landlord as to any information shown hereon or that the Center or stores be exactly as indicated hereon.



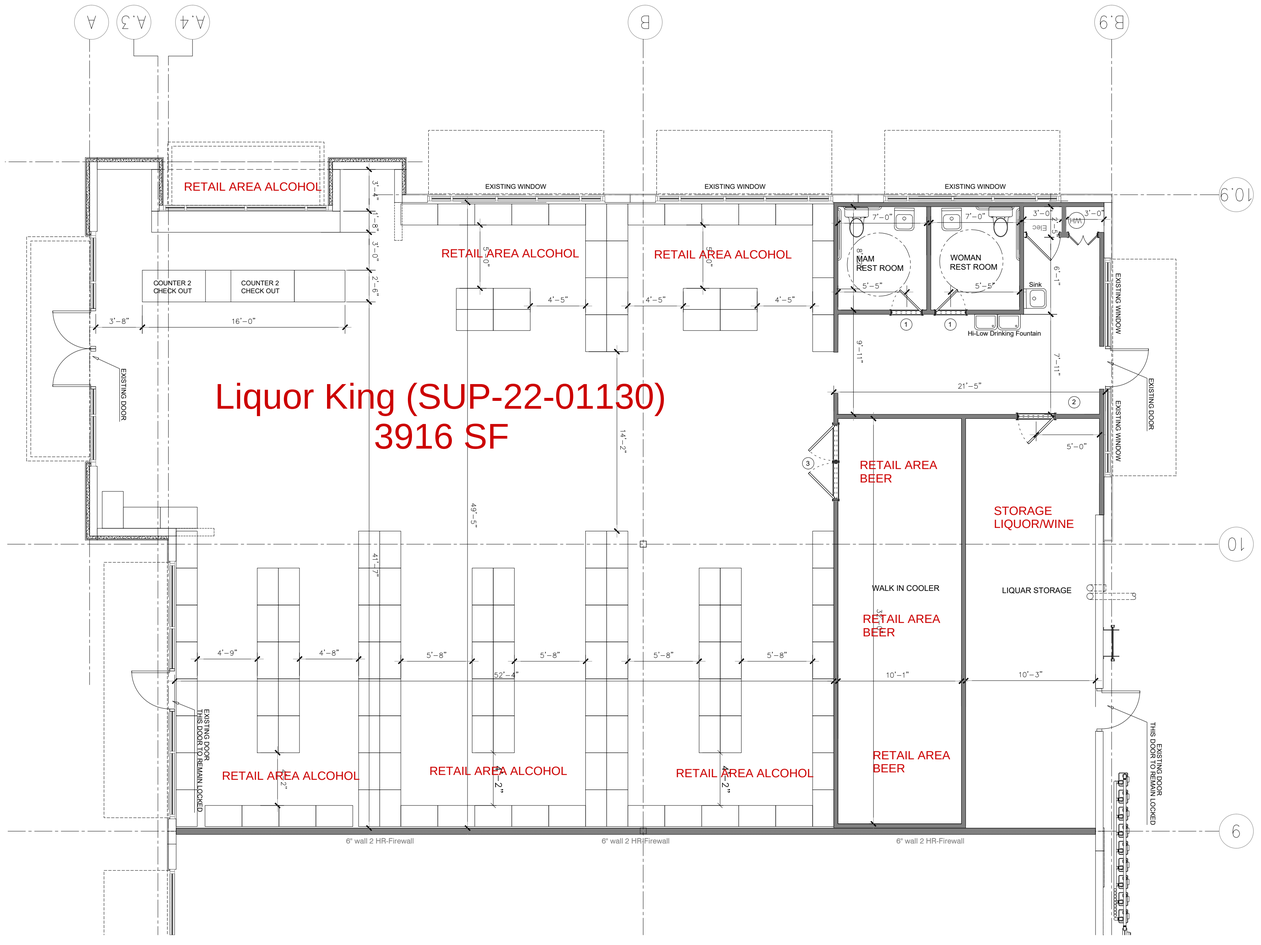
01 ARCHITECTURAL SITE PLAN

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PREMISES



DocuSign Envelope ID: 4FB8DF44-CEF9-421A-B2B8-6DBAFBFD14B3



PROPOSED FLOOR PLAN

SCALE : 3/16"=1'-0"

DDR CONSULTING ENGINEERING
952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

1931 FM 423, Little Elm, TX 75078

Project Number:
Drawn By:SN
Checked By:RK
Date Issued:03/11/22

SHEET NUMBER

A1.0

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01 (FRONT) WEST ELEVATION
1/16" = 1'-0"



02 (SIDE) NORTH ELEVATION
1/16" = 1'-0"



03 (SIDE) SOUTH ELEVATION
1/16" = 1'-0"



04 (REAR) EAST ELEVATION
1/16" = 1'-0"

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com
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PRELIMINARY PLAN
NOT FOR CONSTRUCTION

COTTONWOOD CROSSING 2

LITTLE ELM, TEXAS
TEXAS PROPERTIES

EL01

JOB NO: -----
ISSUE DATE: --/--/--
SCALE: AS NOTED

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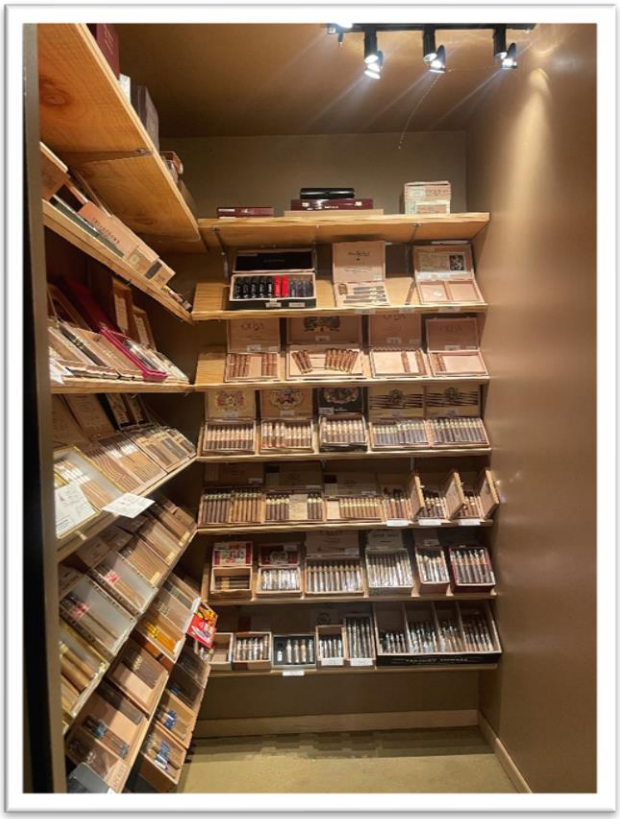
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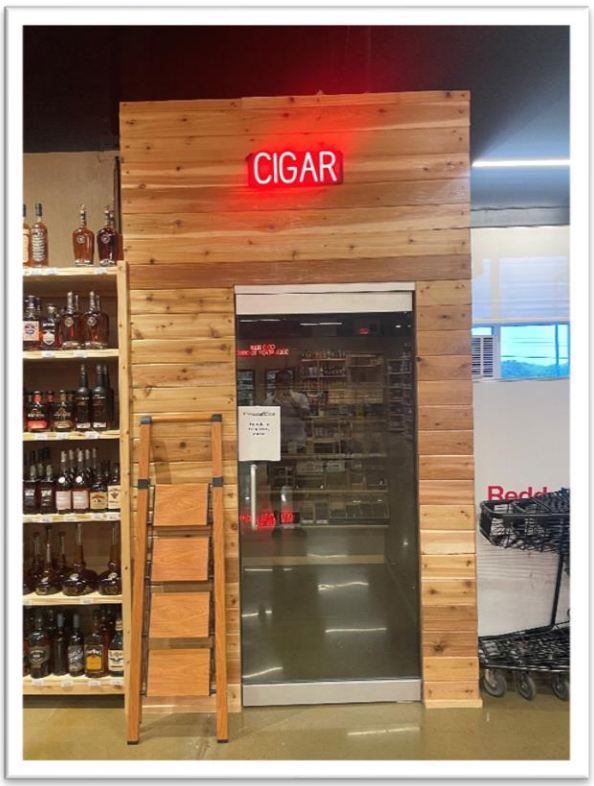











CIGAR


ReddyIce
Reddy

