



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

October 5, 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 September 21, 2023, Regular Planning and Zoning Commission Meeting Minutes.

2. **REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282).** Presentation, discussion, and take action 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

5. **Regular Agenda**

1. **PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501).** Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lot 140A, of Sunrise Bay at Lake Lewisville, from one residential lot into two residential lots, Lots 140 and 141, on approximately 2.669 acres of land generally located northwest of the intersection of Pinnacle Bay Drive and Pinnacle Circle, approximately 300 feet west of the eastern terminus of Pinnacle Bay Drive, within Little Elm's town limits.
- Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
2. **PUBLIC HEARING/ 509 Allen St (RP-23-03502).** Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block B, Lots 8 and 9, of the L E Gentsch Subdivision, reorienting both existing residential lots to face Debbie Street and changing the property dimensions, on approximately 0.356 acres of land generally located on the northwest corner of the intersection of Debbie Street and Allen Street, within Little Elm's town limits.
- Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

3. **PUBLIC HEARING/ Shell Beach Lots 49 and 50 (RP-23-03278).** Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lots 49 and 50, of the Shell Beach, John King Addition from two residential lots into one combined residential lot, on approximately 2.568 acres of land generally located on the Southern side of Shell Beach Drive, approximately 150 feet east of the western terminus of Shell Beach Drive, within Little Elm's town limits.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

4. **PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 5.172 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm's town limits, in order to establish a new Planned Development District based on Light Commercial District, with modified development standards, for commercial retail space, office space, and two drive-thru components.
 - Staff Report
 - 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**

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 October 2nd, 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

10/05/2023

OVERVIEW

Project	Adoption of the September 21, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	10/05/2023
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 September 21, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

09 21 23 Minutes

DRAFT



Minutes

Town of Little Elm

PLANNING & ZONING COMMISSION

Regular Meeting

Thursday, SEPTEMBER 21, 2023 - 5:30 pm

Present: Tom Ocelli, Commissioner; Jack Skinner, Commissioner; Brent Thibeaux, Commissioner; Michael Bell, Chairman; Ron Trees, Vice Chairman; Robert Martin, Commissioner; Deb Cadet, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning Services
Brian Salvesen, Senior Planner
Citlali Castro, Planner

1. **5:00 PM Work Session**

2. **5:30 PM Regular Meeting**

Chairman Michael Bell opened the meeting at 5:30pm.

3. **Roll Call**

4. **Consent Agenda**

Motion by Vice Chairman Ron Trees, seconded by Commissioner Robert Martin

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibeaux, Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Robert Martin, Alternate Commissioner Deb Cadet

7 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the September 7, 2023, Regular Planning and Zoning Commission Meeting Minutes.

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibeaux, Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Robert Martin, Alternate Commissioner Deb Cadet

7 - 0 Passed - Unanimously

2. **REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282)**. Presentation, discussion, and take action 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

Applicant's extension request approved in Consent Agenda motion.

5. **Regular Agenda**

1. **PUBLIC HEARING/ 509 Allen St (RP-23-03502)**. Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block B, Lots 8 and 9, of the L E Gentsch Subdivision, reorienting both existing residential lots to face Debbie Street and changing the property dimensions, on approximately 0.356 acres of land generally located on the northwest corner of the intersection of Debbie Street and Allen Street, within Little Elm's town limits.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Motion: Approve the applicant's extension request extending the item to the October 5th, 2023 Regular Planning and Zoning Meeting.

Motion by Commissioner Robert Martin, seconded by Commissioner Tom Ocelli

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibeaux, Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Robert Martin, Alternate Commissioner Deb Cadet

7 - 0 Passed - Unanimously

2. **PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501)**. Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lot 140A, of Sunrise Bay at Lake Lewisville, from one residential lot into two residential lots, Lots 140 and 141, on approximately 2.669 acres of land generally located northwest of the intersection of Pinnacle Bay Drive and Pinnacle Circle, approximately 300 feet west of the eastern terminus of Pinnacle Bay Drive, within Little Elm's town limits.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Motion: Approve the applicant's extension request extending the item to the October 5th, 2023 Regular Planning and Zoning Meeting.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Jack Skinner

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibaux, Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Robert Martin, Alternate Commissioner Deb Cadet

7 - 0 Passed - Unanimously

3. **PUBLIC HEARING/ Shell Beach Lots 49 and 50 (RP-23-03278).** Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lots 49 and 50, of the Shell Beach, John King Addition from two residential lots into one combined residential lot, on approximately 2.568 acres of land generally located on the Southern side of Shell Beach Drive, approximately 150 feet east of the western terminus of Shell Beach Drive, within Little Elm's town limits.
- Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Motion: Approve the applicant's extension request extending the item to the October 5th, 2023 Regular Planning and Zoning Meeting.

Motion by Commissioner Jack Skinner, seconded by Commissioner Brent Thibaux

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibaux, Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Robert Martin, Alternate Commissioner Deb Cadet

7 - 0 Passed - Unanimously

4. **PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 5.172 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm's town limits, in order to establish a new Planned Development District based on Light Commercial District, with modified development standards, for commercial retail space, office space, and two drive-thru components.
- Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item.

The Commissioners had questions and concerns about the following topics:

- Known tenants
- Setbacks
- Parking ratio differences

Public Hearing opened at 5:55pm.

The applicant was represented by Patrick Filson. He was present to answer questions and concerns and to request to be exempt from installing the required screening wall.

The following residents:

Sharrow Coffie, 2301 Cherrybark Trail
Nitendra Gautam, 2112 Chapman Ln.
Ahmed Soliman, 2341 Willow Garden Dr.
Jayanth Gade, 2144 Chapman Ln.
Carrie Arfa, 2137 Chapman Ln.
Juanita Hill, 2120 Chapman Ln.
George Hill, 2120 Chapman Ln.

were present to express concerns about the following topics:

- Traffic concerns
- Traffic lights
- Noise nuisance
- Order nuisance
- Retaining wall

Public Hearing closed at 6:16pm

The Commissioners agreed that they had concerns due to the layout of Lot 1. The applicant requested to table the item until the October 5th, 2023 meeting in order to revise Lot 1.

Motion: Extend agenda item to the October 5th, 2023 meeting.

Motion by Commissioner Robert Martin, seconded by Commissioner Brent Thibaux

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibaux,
Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Robert Martin,
Alternate Commissioner Deb Cadet

7 - 0 Passed - Unanimously

5. **PUBLIC HEARING/ HVA 3P Planned Development (PD-23-01297).** Public hearing, discussion, and take action on a recommendation regarding a request to amend existing Planned Development Ordinance No. 1696, by incorporating an additional 2.911 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of East Eldorado Parkway and Pecan Drive, within Little Elm's town limits, in order to establish a site plan and modified development standards, for a new 28,579 square foot commercial retail building.

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

Staff presented the agenda item.

Commissioner Cadet had a question on why the project is one building instead of two.

Chairman Michael Bell had a concern regarding drag racing in the properly parking lot.

Chairman Michael Bell opened the public hearing at 6:45pm.

The applicant, Clay Cristy with Clay Moore Engineering was present to express his gratitude and answer questions for the commissioners.

Allen Gill was in support but had concerns about his property taxes and the traffic exiting Pecan Dr. from Glen Cove.

Terri Gill had a question on how the project would affect her property.

Public Hearing ended at 6:56pm.

The Commissioners weighed the suitability site design of the proposed area.

Motion: Approve the agenda item as presented by staff.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Brent Thibeaux

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Brent Thibeaux, Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Robert Martin, Alternate Commissioner Deb Cadet

7 - 0 Passed - Unanimously

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

- Update on council items
 - The approval of Lakefront text amendment that allows art installations with criteria and review in place as recommended. There was a request that the council representative for the Lake Front will always be a representative of District 3.
 - The request for the body art studio, planned development on FM 423 and King Rd. was approved.
 - Amending Zoning and Subdivision Codes based on the new House Bill.
- Chairman Michael Bell will be stepping down as Chair. Elections will be held at a later date for his replacement.

7. **Adjourn**

Chairman Michael Bell adjourned at 7:04pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/05/2023

OVERVIEW

Project	REPLAT/ Retractable Technologies Inc. Addition (RP-23-03282)
P&Z Hearing	10/05/2023
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 take action 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 plat has several text call-outs that need clarification or correction though they are minor in nature. The applicant must also show location of existing buildings to ensure the buildings meet the setback requirements from the proposed lot lines in that plat.

Recommended Action

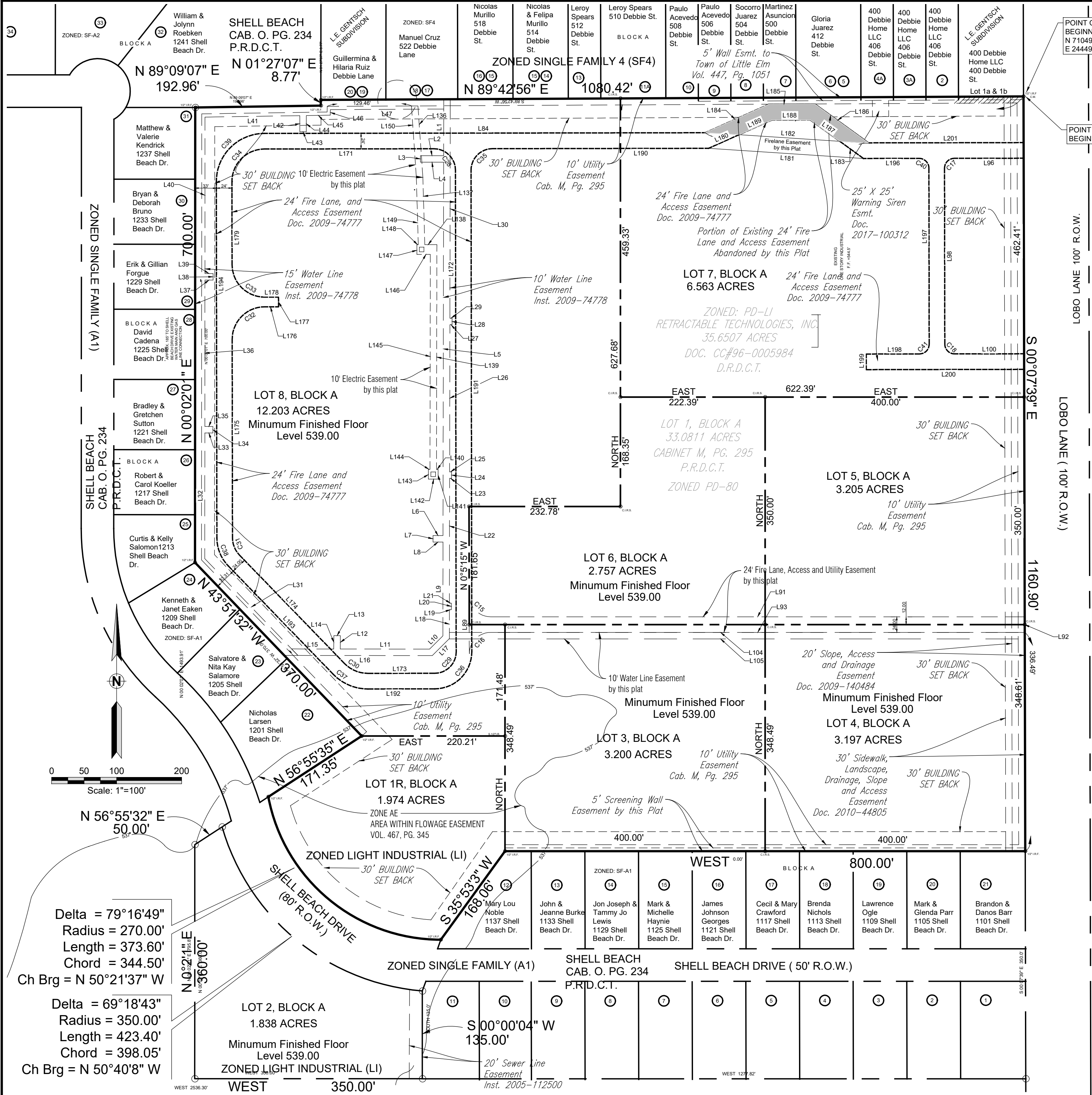
Staff recommends approval with the following conditions:

- Show existing buildings
- Correct or clarify redundant or overlapped text

Attachments

RTI Replat

Location Map



Line Table		
Line #	Length	Direction
L1	86.75	S00°05'59"W
L2	35.64	N89°55'35"W
L3	10.00	S00°04'25"W
L4	35.64	S89°55'35"E
L5	574.23	S00°05'59"W
L6	15.40	N89°55'35"W
L7	10.00	S00°05'59"E
L8	15.41	S89°55'35"E
L9	144.35	S00°05'51"W
L10	28.82	S45°05'12"W
L11	137.29	N89°55'35"W
L12	20.48	N00°04'25"E
L13	10.00	N89°55'35"W
L14	20.48	S00°04'25"W
L15	64.94	N89°55'35"W
L16	206.74	S89°55'35"E
L17	37.10	N45°05'12"E
L18	44.41	N00°05'47"E
L19	2.98	S89°52'28"E
L20	10.00	N00°07'32"E

Line Table		
Line #	Length	Direction
L21	2.99	N89°52'28"W
L22	192.14	N00°05'54"E
L23	2.98	S89°52'28"E
L24	10.00	N00°07'32"E
L25	2.98	N89°52'28"W
L26	226.18	N00°05'59"E
L27	3.42	S89°52'28"E
L28	10.00	N00°07'32"E
L29	3.42	N89°52'28"W
L30	336.83	N00°05'59"E
L31	206.52	N43°51'32"W
L32	193.36	N00°02'01"E
L33	12.34	S89°57'59"E
L34	10.00	N00°02'01"E
L35	12.34	N89°57'59"W
L36	225.16	N00°02'01"E
L37	10.00	N45°05'12"E
L38	10.00	N00°02'01"E
L39	12.50	N89°57'59"W
L40	240.67	N00°02'01"E

Line Table		
Line #	Length	Direction
L41	145.83	N89°09'07"E
L42	24.79	S00°04'25"W
L43	10.00	S89°55'35"E
L44	24.95	N00°04'25"E
L45	36.77	N89°09'07"E
L46	8.63	N01°27'07"E
L47	174.32	N89°42'56"E
L48	90.00	N00°05'15"W
L49	821.16	N90°00'00"E
L50	24.00	S00°07'39"E
L51	109.86	N90°51'09"W
L52	106.73	S89°54'45"W
L53	270.82	S00°05'15"E
L54	106.94	N89°54'45"E
L55	874.71	N90°00'00"E
L56	875.22	N90°00'00"E
L57	109.42	N03°54'09"W
L58	104.30	N01°40'15"W
L59	18.53	N89°57'37"W
L60	345.65	N00°05'59"E

Line Table		
Line #	Length	Direction
L140	2.50	N89°54'01"W
L141	15.00	N00°05'59"E
L142	15.00	S89°55'35"E
L143	15.00	S00°05'59"W
L144	2.50	N89°54'01"W
L145	330.64	S00°05'59"W
L146	20.79	S89°57'37"E
L147	15.00	N00°05'15"W
L148	2.27	N89°57'37"W
L149	103.80	S01°40'15"E
L150	332.25	S89°54'45"W
L151	260.70	S89°54'45"W
L152	740.77	N00°05'15"W
L153	102.80	N44°05'15"W
L154	232.16	S44°05'15"E
L155	305.38	S00°05'15"E
L156	21.20	N89°54'09"W
L157	15.00	S00°05'15"E
L158	21.35	N89°54'45"E
L159	127.79	S00°05'15"E

Line Table		
Line #	Length	Direction
L180	107.10	S65°54'45"W
L181	238.64	N86°15'22"W
L182	238.64	S86°15'22"E
L183	45.08	S54°05'15"E
L184	107.10	S65°54'45"W
L185	71.26	S89°54'45"W
L186	101.24	N54°05'15"W
L187	56.16	S54°05'15"E
L188	58.36	N89°54'45"E
L189	55.69	N65°54'45"E
L190	332.25	S89°54'45"W
L191	740.77	S00°05'15"E
L192	102.80	S89°54'45"W
L193	232.16	N44°05'15"W
L194	548.10	N00°05'15"W
L195	85.69	S89°54'45"W
L196	270.82	N00°05'15"W
L197	116.24	60°05'15"W
L198	81.82	N89°54'45"E
L199	24.00	N00°05'15"W
L200	242.77	S89°54'45"W

Line Table		
Line #	Length	Direction
L201	238.60	N89°54'45"E

Curve Table			
Curve #	Length	Radius	Delta
C15	51.79	33.00	89°54'45"
C16	51.89	33.00	90°05'15"
C17	23.56	15.00	90°00'00"
C18	23.56	15.00	90°00'00"
C28	51.84	33.00	90°00'00"
C29	51.84	33.00	90°00'00"
C30	40.14	50.00	46°00'00"
C31	29.18	38.00	44°00'00"
C32	78.69	50.00	90°10'30"
C33	78.54	50.00	90°00'00"
C34	78.54	50.00	90°00'00"
C35	51.84	33.00	90°00'00"
C36	89.54	57.00	90°00'00"
C37	59.41	74.00	46°00'00"
C38	47.61	62.00	44°00'00"
C39	116.24	74.00	89°59'59"
C40	23.56	15.00	90°00'00"
C41	23.56	15.00	90°00'00"

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING A 33.099 acre tract of land located in the A.C. KING SURVEY, ABSTRACT NUMBER 718, in the Town of Little Elm, Denton County, Texas, and being part of Lot 1, Block A, RETRACTABLE TECHNOLOGIES, INC., an addition to the Town of Little Elm, Denton County, Texas, according to the plat recorded in Cabinet M, Page 295, of the Plat Records of Denton County, Texas, and being a portion of a tract of land described in deed to Retractable Technologies, Inc. recorded in Instrument No. CCG#1996-0005984, Deed Records, Denton County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Lot 1, Block A, RETRACTABLE TECHNOLOGIES ADDITION, same also being in the south line of the L.E. GENTSCH SUBDIVISION, according to the plat recorded in Cabinet A, Page 133, Plat Records, Denton County, Texas, also being the northeast corner of a 0.0574 acre tract of land conveyed to the Town of Little Elm from Retractable Technologies, Inc. according to the deed recorded in Volume 447, Page 1051, Deed Records, Denton County, Texas and being on the west line of Lobo Lane (100' Right-of-way);

THENCE South 00 degrees 07 minutes 39 seconds East continuing along the easterly line of said Lot 1, Block A, a distance of 1160.90 feet to a 1/2 inch iron rod found for corner at the southeast corner of said Lot 1, Block A, said point also being the most northwesterly corner of Shell Beach Addition;

THENCE West along the southerly line of said Lot 1, Block A, a distance of 800 feet to a 1/2 inch iron rod found for corner;

THENCE South 35 degrees 53 minutes 03 seconds West along the southerly line of said Lot 1, Block A, a distance of 168.06 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 79 degrees 16 minutes 49 seconds, a radius of 270.00 feet, a chord bearing of North 50 degrees 21 minutes 37 seconds West and a chord distance of 344.50 feet;

THENCE along said curve to the right an arc length of 373.60 feet to a 1/2 inch iron rod found for corner;

THENCE North 56 degree 55 minutes 35 seconds East along the southerly line of said Lot 1, Block A, a distance of 171.35 feet to a 1/2 inch iron rod found for corner;

THENCE North 43 degree 51 minutes 32 seconds West along the southerly line of said Lot 1, Block A, a distance of 370.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 02 minutes 01 seconds East along the westerly line of said Lot 1, Block A, a distance of 700.00 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 09 minutes 07 seconds East along the northerly line of said Lot 1, Block A, a distance of 192.96 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 27 minutes 07 seconds East along the northerly line of said Lot 1, Block A, a distance of 8.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 42 minutes 56 seconds East along the northerly line of said Lot 1, Block A, a distance of 1080.42 feet to THE POINT OF BEGINNING;

CONTAINING a computed area of 33.099 acres or 1,441,818 square feet of land, more or less.

and designated herein as the Retractable Technologies, Inc. Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by free 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, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____
Date: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas
Type or Print Notary's Name
My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

Approved
Town Official
Town of Little Elm, Texas
Date

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the Retractable Technologies, Inc. Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorized the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes Town Officials to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 2023.

Town Secretary
Town of Little Elm, Texas

LEGEND	
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND AS NOTED
CIRS	1/2" CAPPED IRON ROD SET
MNF	MAG NAIL FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
N.G.E.	NATURAL GAS EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
DM	DIMENSION



VICINITY MAP (N.T.S.)

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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.

(Engineer or Surveyor's Seal)
Larry Turman, R.P.L.S. 1740
Date

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

NOTARY PUBLIC
_____, County, Texas

- NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS BASED ON THE PLAT FOR RETRACTABLE TECHNOLOGIES, INC. LOT 1, BLOCK A AS RECORDED IN CABINET M, PAGE 295, PLAT RECORDS, DENTON COUNTY, TEXAS.
 2. C.M. = CONTROLLING MONUMENT
 3. IRF - IRON ROD FOUND
 4. IRS - IRON ROD SET
 5. S 1/2" RR - SET 1/2" IRON ROD
 6. FIRE LANES AND EASEMENTS WERE DEDICATED BY THIS PLAT TO THE TOWN OF LITTLE ELM.
 7. THE PURPOSE OF PLAT IS TO SUBDIVIDE LOT 1 INTO 7 LOTS.
 8. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN OF LITTLE ELM REGARDING ANY APPLICABLE FEES DUE.
 9. 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.
 10. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 11. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
 12. MINIMUM FINISHED FLOOR ELEVATION ARE TO BE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
 13. COORDINATES ARE GRID. COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

REPLAT
RETRACTABLE TECHNOLOGIES INC. ADDITION
LOT 1R, 3, 4, 5, 6, 7 & 8
BLOCK A

BEING A REPLAT OF
LOT 1, BLOCK A
RETRACTABLE TECHNOLOGIES INC. ADDITION
CABINET M, PAGE 295
PLAT RECORDS, DENTON COUNTY, TEXAS

OUT OF THE
KING SURVEY, ABSTRACT NO. 718
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
33.099 ACRES

SHEET 1 OF 1

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

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 owner. 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 (Printed Name): _____
(Signature): _____
Date: _____

REVISED 09-16-23		
OWNER	ENGINEER:	SURVEYOR:
RETRACTABLE TECHNOLOGIES, INC. 511 LOBO LANE LITTLE ELM, TEXAS 75068 (972) 294-1010 CONTACT: LARRY SALERNO EMAIL: larry.salerno@retractable.com	GLENN ENGINEERING CORP. 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038 TBP# FIRM NO. F-303 (972) 717-5151 (469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.	CENTRO RESOURCES 1475 HERITAGE PARKWAY SUITE 217 MANSFIELD, TEXAS 76063 TBP#S NO. 10193888 (617) 798-4059 CONTACT: RODNEY MARTINEZ EMAIL: surveygroup@att.net



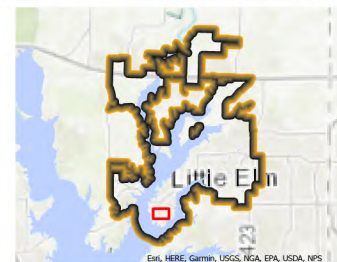
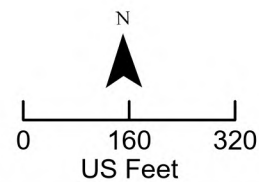
- Subject Property
- Parcels
- Town Limits
- Town ETJ



Retractable Technologies (RP-23-03282)
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 9/19/2023



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



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/05/2023

OVERVIEW

Project	PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501)
P&Z Hearing	10/05/2023
Council Hearing	N/A
Size	Approximately 2.669 acres
Current Zoning	Single Family (A1)
Proposed Use	Single Family (A1)
Existing Use	Vacant
Future Land Use Plan Designation	Estate Residential
Applicant	Genesis Carrasco, Pioneer 1 Realty
Owner	Eliu Platas
Strategic Goal	

Agenda Item

PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501). Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lot 140A, of Sunrise Bay at Lake Lewisville, from one residential lot into two residential lots, Lots 140 and 141, on approximately 2.669 acres of land generally located northwest of the intersection of Pinnacle Bay Drive and Pinnacle Circle, approximately 300 feet west of the eastern terminus of Pinnacle Bay Drive, within Little Elm's town limits.

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

Location

Generally located northwest of the intersection of Pinnacle Bay Drive and Pinnacle Circle, approximately 300 feet west of the eastern terminus of Pinnacle Bay Drive, within Little Elm's town limits.

Planning Analysis

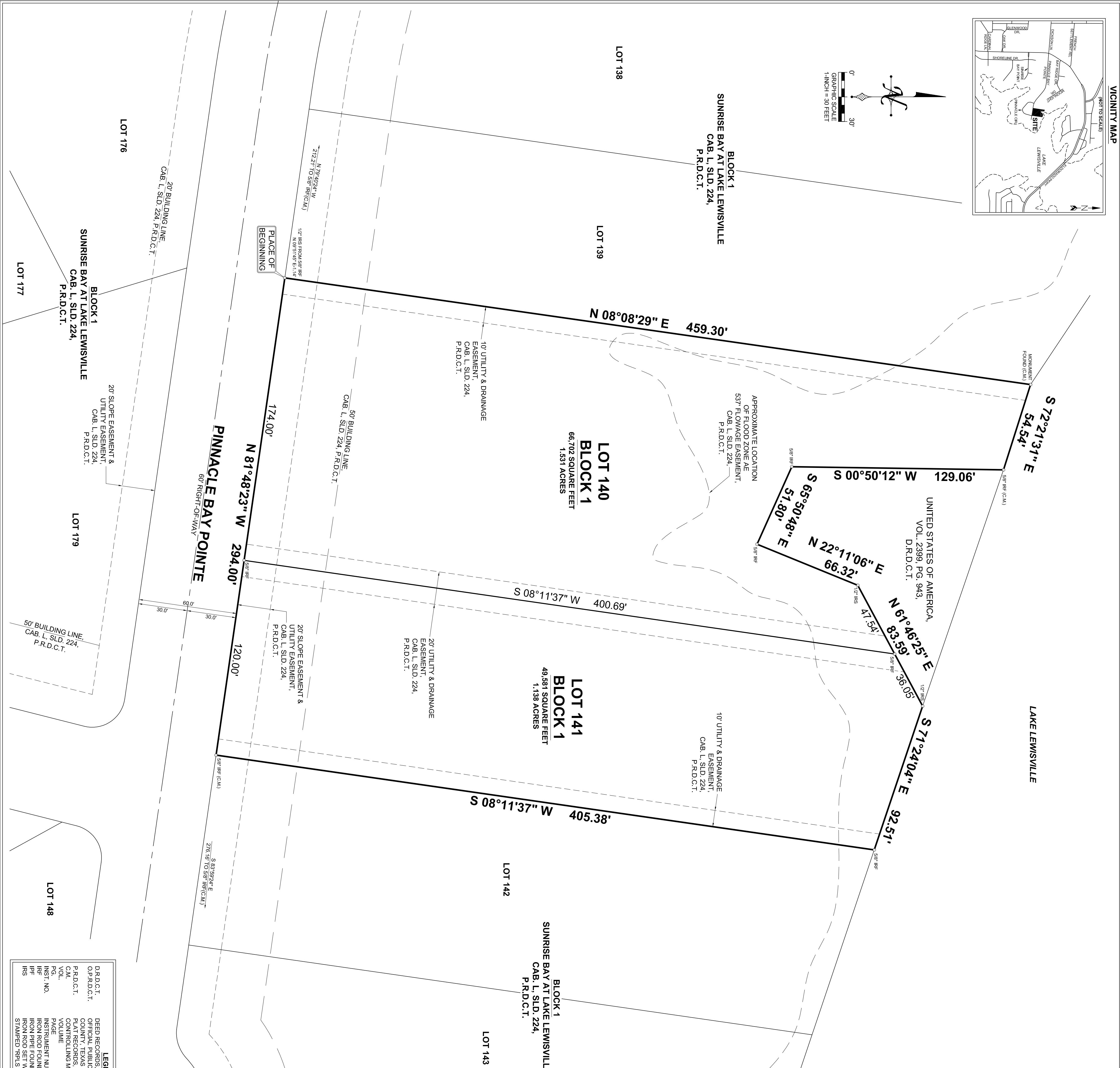
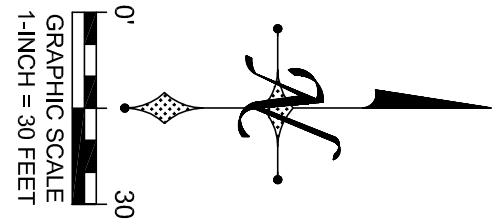
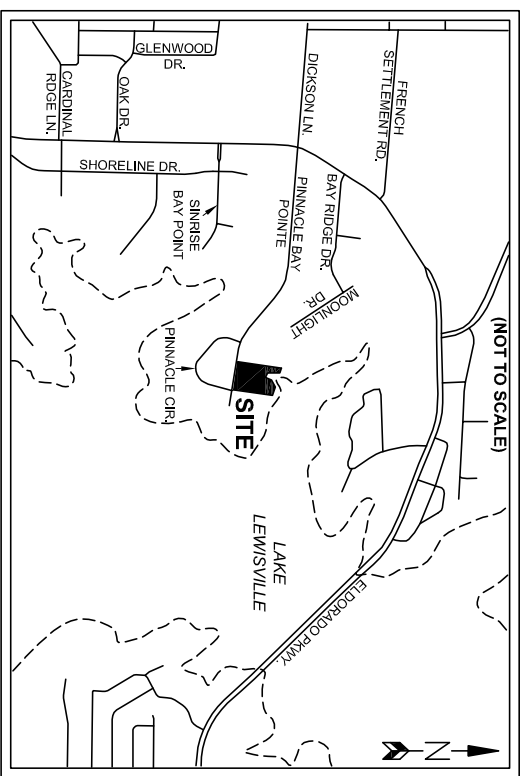
The applicant has requested an extension in order to allow for more time to bring the plat into compliance with the Town's Subdivision Ordinance.

Recommended Action

Staff recommends approval of the applicant's extension request to the October 19, 2023 Regular Planning and Zoning Commission Meeting.

Attachments

3573 Pinnacle Bay Plat
Location Map



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON
WHEREAS Elui Platas is the sole owner of tracts of land located in the D.M. CULLE SURVEY, Abstract No. 220, and being Lot 140A, Block 1, of Sunrise Bay at Lake Lewisville, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Instrument No. 2010-53, Official Public Records, Denton County, Texas, and being the same tracts of land shown on the plat for the mutual use and accommodations of all public utilities desiring to use or using same, Any Public utility shall have the right to remove and keep removed all of part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance of, or operation of any public utility, and to remove and keep removed any public utility shall at all times have the right of construction, reconstruction, inspecting, repairing, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

The plat approved subject to all plating ordinances, rules, regulations, and resolutions of the Town of Little Elm, Texas.
WITNESS my hand, this the ____ day of _____, 202__.

By: _____
Signature _____

Printed Owner's Name _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Elui Platas, 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 purpose and consideration therein expressed. In the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the plating Rules and Regulations of the City of Cedar Hill, Texas.

PRELIMINARY NOT FOR RECORDING PURPOSES

By: _____
Printed Name: Barry S. Rhodes
R.P.L.S. No. 3891

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 purpose and consideration therein expressed. In the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas
My commission expires _____

CERTIFICATE OF APPROVAL

Approved this the ____ day of _____, 202__, by Little Elm Town Council of the Town of Little Elm, Texas.

Town Official _____

Town Secretary _____

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Elui Platas, do hereby adopt this plat as LOTS 140 & 141, BLOCK 1, SUNRISE BAY AT LAKE LEWISVILLE, in the Town of Little Elm, Denton County, Texas, and does hereby dedicate to the public use forever the streets, alleys and utility shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any Public utility shall have the right to remove and keep removed all of part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance of, or operation of any public utility, and to remove and keep removed any public utility shall at all times have the right of construction, reconstruction, inspecting, repairing, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

The plat approved subject to all plating ordinances, rules, regulations, and resolutions of the Town of Little Elm, Texas.
WITNESS my hand, this the ____ day of _____, 202__.

By: _____
Signature _____

Printed Owner's Name _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Elui Platas, 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 purpose and consideration therein expressed. In the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the plating Rules and Regulations of the City of Cedar Hill, Texas.

PRELIMINARY NOT FOR RECORDING PURPOSES

By: _____
Printed Name: Barry S. Rhodes
R.P.L.S. No. 3891

STATE OF TEXAS
COUNTY OF _____

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Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas
My commission expires _____

CERTIFICATE OF APPROVAL

Approved this the ____ day of _____, 202__, by Little Elm Town Council of the Town of Little Elm, Texas.

Town Official _____

Town Secretary _____

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON
WHEREAS Elui Platas is the sole owner of tracts of land located in the D.M. CULLE SURVEY, Abstract No. 220, and being Lot 140A, Block 1, of Sunrise Bay at Lake Lewisville, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Instrument No. 2010-53, Official Public Records, Denton County, Texas, and being the same tracts of land shown on the plat for the mutual use and accommodations of all public utilities desiring to use or using same, Any Public utility shall have the right to remove and keep removed all of part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance of, or operation of any public utility, and to remove and keep removed any public utility shall at all times have the right of construction, reconstruction, inspecting, repairing, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

The plat approved subject to all plating ordinances, rules, regulations, and resolutions of the Town of Little Elm, Texas.
WITNESS my hand, this the ____ day of _____, 202__.

By: _____
Signature _____

Printed Owner's Name _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Elui Platas, 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 purpose and consideration therein expressed. In the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the plating Rules and Regulations of the City of Cedar Hill, Texas.

PRELIMINARY NOT FOR RECORDING PURPOSES

By: _____
Printed Name: Barry S. Rhodes
R.P.L.S. No. 3891

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 purpose and consideration therein expressed. In the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas
My commission expires _____

SURVEYOR'S CERTIFICATE

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision in accordance with the plating Rules and Regulations of the City of Cedar Hill, Texas.

By: _____
Printed Name: Barry S. Rhodes
R.P.L.S. No. 3891

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Barry S. Rhodes, 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 purpose and consideration therein expressed. In the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas
My commission expires _____

LEGEND	
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
C.M.	CORNER MONUMENT
PG.	PAGE
INS.T. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3891"

PROPERTY ADDRESS: 3573 PINNACLE BAY POINT, LITTLE ELM, TX 75068
OWNER: ELUI PLATAS
ADDRESS: 3573 PINNACLE BAY POINT, LITTLE ELM, TX 75068
PHONE: 972-286-4700

BURNS SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
FIRM NO. 10194366
7509 PENNINGDADE CIRCLE, ROWLETT, TX 75088
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202208146 DATE: 10/29/2022 DRAWN BY: TD

AMENDING PLAT
LOTS 140 & 141, BLOCK 1
SUNRISE BAY AT LAKE LEWISVILLE
INSTRUMENT NO. 2010-53, O.P.R.D.C.T.
BEING 2.689 ACRES IN THE D.M. CULLE SURVEY,
ABSTRACT NO. 220, TOWN OF LITTLE ELM,
DENTON COUNTY, TEXAS



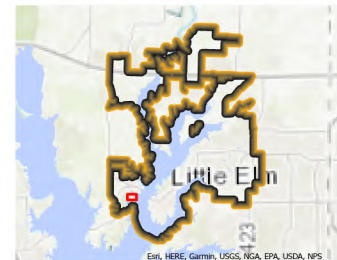
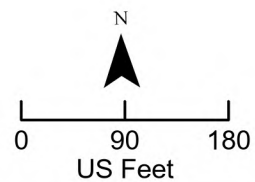
Source: Town of Little Elm
NearMap, Denton County Appraisal
District



3573 Pinnacle Bay (RP-23-03501)
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 9/19/2023



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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/05/2023

OVERVIEW

Project	PUBLIC HEARING/ 509 Allen St (RP-23-03502)
P&Z Hearing	10/05/2023
Council Hearing	N/A
Size	Approximately 0.356 acres
Current Zoning	Single Family 4 (SF4)
Proposed Use	Single Family 4 (SF4)
Existing Use	Vacant
Future Land Use Plan Designation	Medium Density Residential
Applicant	David Jett, Kaz Surveying, Inc.
Owner	Juan Rangel & Hilda Guerrero
Strategic Goal	

Agenda Item

PUBLIC HEARING/ 509 Allen St (RP-23-03502). Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block B, Lots 8 and 9, of the L E Gentsch Subdivision, reorienting both existing residential lots to face Debbie Street and changing the property dimensions, on approximately 0.356 acres of land generally located on the northwest corner of the intersection of Debbie Street and Allen Street, within Little Elm's town limits.

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

Location

Generally located on the northwest corner of the intersection of Debbie Street and Allen Street, within Little Elm's town limits.

Planning Analysis

This residential replat adjusts lots 8 and 9 that previously fronted onto Allen Street and makes them front onto Debbie Street. This plat also adjusts the lot widths and depths and establishes building setback lines in accordance with the SF-4 District. This replat does not create any new lots, it only reorients the existing lots and changes their dimensions.

Recommended Action

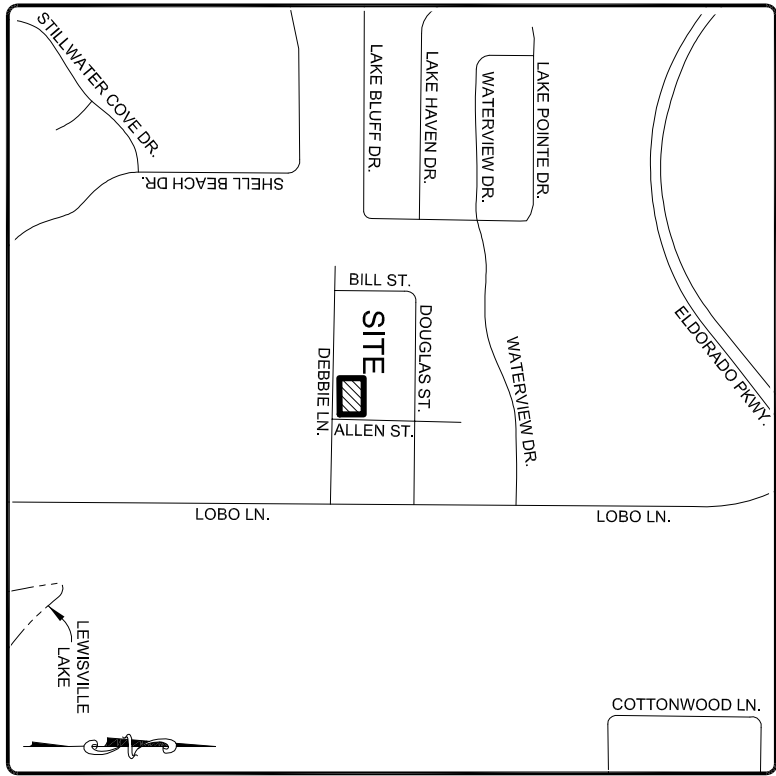
Staff recommends approval with the following conditions:

- Indicate proposed density. [FP checklist]
- Include associated ownership information (PRDCT or DRDCT).
- Replace with "Town Official".

Attachments

509 Allen St. Plat

Location Map



VICINITY MAP

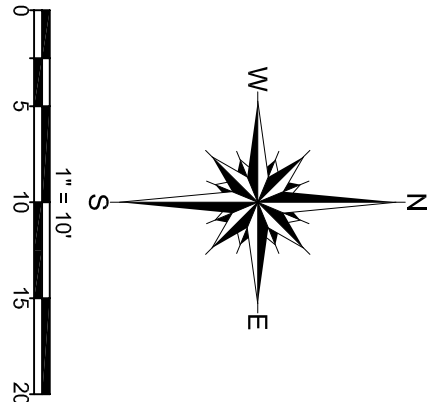
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED 'KAZ' UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
3. THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOT LINE BETWEEN TWO (2) EXISTING LOTS.
4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
5. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS SUBJECT TO THE APPLICANT'S OBLIGATION TO COMPLY WITH ALL APPLICABLE ZONING AND BUILDING PERMITS.
8. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
9. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
10. THIS PROPERTY IS CURRENTLY ZONED SF-4.

R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
F.R. = IRON ROD FOUND
F.B. = IRON ROD FOUND
SIR = CAPPED IRON ROD SET
P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
C.M. = CONTROLLING MONUMENT
E. = CENTERLINE OF ROAD

LEGEND



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
EMAIL: DAVID@KAZSURVEYING.COM
IBPLS FIRM# 10002100

OWNERS:
JUAN RANGEL
HILDA GUERRERO
440 WOODSIDE DRIVE
LITTLE ELM, TEXAS 75068
PHONE: 214-462-5168
EMAIL: JUAN63RANGEL@GMAIL.COM



LOT 10, BLOCK B
L.E. GENTSCH SUBDIVISION
VOLUME 5, PAGE 30
P.R.D.C.T.
CONVEYED TO JUAN RANGEL &
HILDA GUERRERO
INST. NO. 2014-129601
P.R.D.C.T.

JOHN KING SURVEY,
ABSTRACT NO. 718
DENTON COUNTY, TEXAS

CERTIFICATE OF PLAT APPROVAL

Approved _____

Director of Development Services _____ Date _____

Town of Little Elm, Texas

Witness by hand this _____ day of _____, 2023

Town Secretary
Town of Little Elm, Texas

OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Juan Rangel and Hilda Guerrero, are the owners of all that certain tract of land lying and being situated in the John King Survey, Abstract Number 718, Denton County, Texas, being all of Lots 8 & 9 in Block B of the L.E. Gentsch Subdivision, an addition in the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Volume 5, Page 30, now held in Cabinet A, Page 125, Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a capped 1/2-inch iron rod stamped 'RPLS 4261' found for corner in the North Right-of-Way line of Debbie Street, a 60 foot wide Right-of-Way, being the Southwest corner of said Lot 8 and the Southeast corner of Lot 7 in said Block B;

THENCE North 00 degrees 00 seconds West, along the West line of said Lot 8 and the Southwest corner of said Lot 7, passing a 1/2-inch iron rod found in said East line, being the Northwest corner of said Lot 8 and the Southwest corner of said Lot 9 at 50.24 feet, and continuing along said course with said East line and the West line of said Lot 9 for a total distance of 100.29 feet to a 1/2-inch iron rod found for corner in said East line, being the Northwest corner of said Lot 9 and the Southwest corner of Lot 10 in said Block B;

THENCE North 89 degrees 52 minutes 55 seconds East, along the North line of said Lot 9 and the South line of said Lot 10, a distance of 150.06 feet to a 1/2-inch iron rod with a yellow cap found for corner in the West Right-of-Way line of Allen Street, a 60 foot wide Right-of-Way, being the Northeast corner of said Lot 9 and the Southeast corner of said Lot 10;

THENCE South 00 degrees 11 minutes 00 seconds East, along the East line of said Lot 9 and the West Right-of-Way line of Allen Street, passing a capped 1/2-inch iron rod stamped 'MSSSE RPLS 6026' found in said West Right-of-Way line, being the Southwest corner of said Lot 9 and the Northeast corner of said Lot 8 and the Southwest corner of said Lot 9 and the Southwest corner of said Lot 10, a distance of 100.29 feet to a capped 1/2-inch iron rod stamped 'KAZ' set for corner in the Northwest intersection of Allen Street and Debbie Street, being the Southeast corner of said Lot 8;

THENCE South 89 degrees 55 seconds West, along the South line of said Lot 8 and the North Right-of-Way line of Debbie Street, a distance of 150.06 feet to the POINT OF BEGINNING, containing 0.346 of an acre, or 15,050 square feet of land, more or less.

And designated herein as the **L.E. Gentsch Subdivision** to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by the single 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, waterways, 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 thereto shown for the purpose and consideration therein expressed.

JUAN RANGEL _____ DATE _____

HILDA GUERRERO _____ DATE _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JUAN RANGEL and HILDA GUERRERO, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HILDA GUERRERO, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND 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.

KENNETH A. ZOLLINGER, # 5312 DATE _____

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____



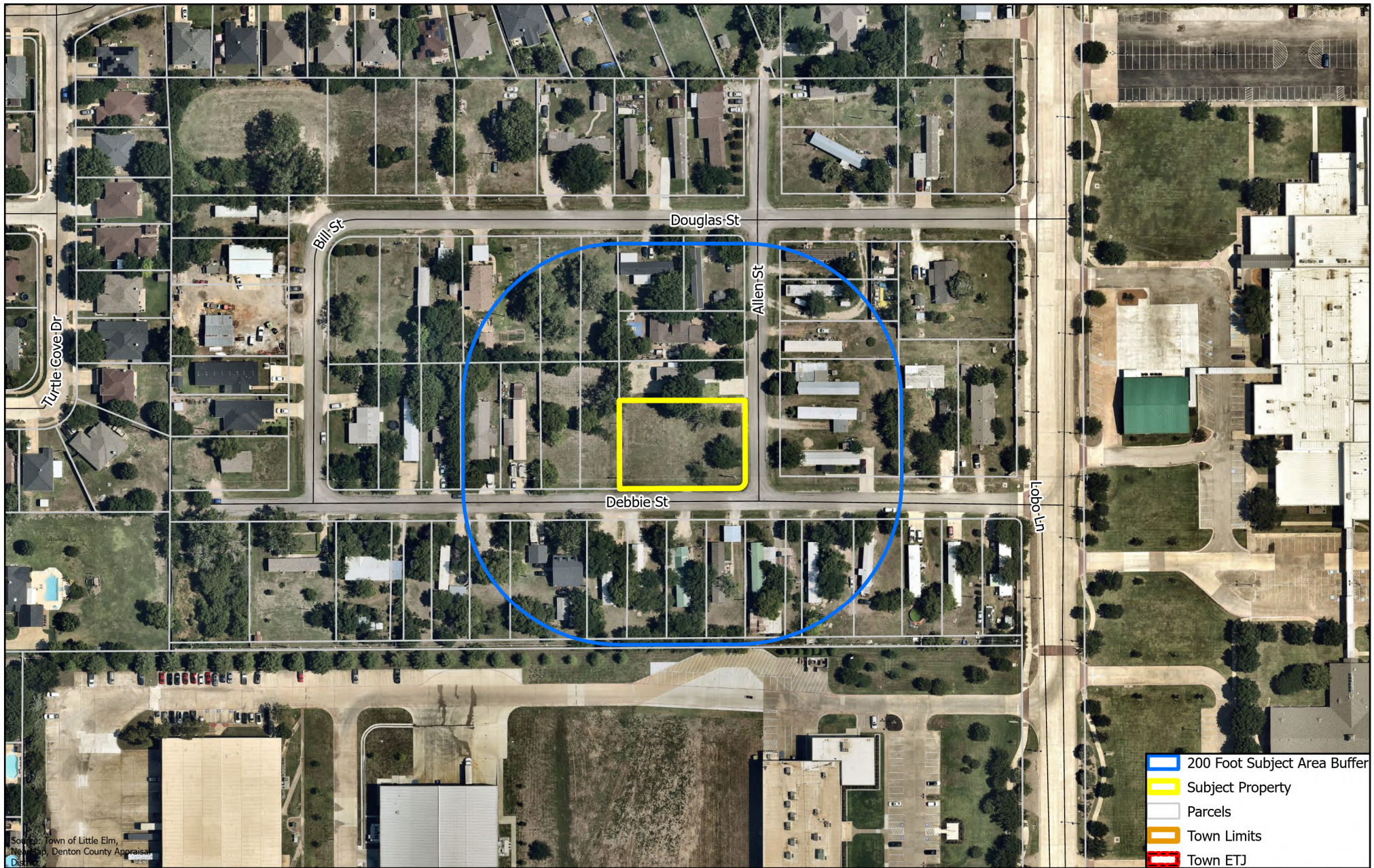
TOWN PROJECT #: RP-23-03602

REPLAT

LOTS 8R & 9R, BLOCK B

L.E. GENTSCH SUBDIVISION
BEING A REPLAT OF LOTS 8 & 9, BLOCK B,
L.E. GENTSCH SUBDIVISION, RECORDED IN
VOLUME 5, PAGE 30, NOW HELD IN CABINET
A, PAGE 125, P.R.D.C.T., AND BEING 0.346
OF AN ACRE IN THE JOHN KING SURVEY,
ABSTRACT NUMBER 718, TOWN OF LITTLE
ELM, DENTON COUNTY, TEXAS





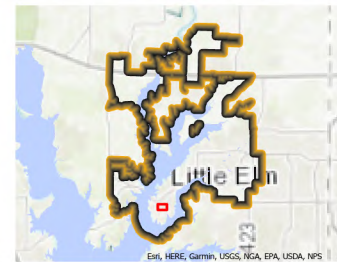
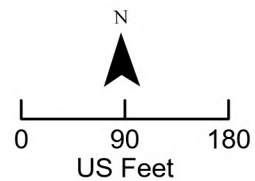
Source: Town of Little Elm,
Map data: Denton County Appraisal
District



509 Allen St (RP-23-03502)
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 9/19/2023



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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/05/2023

OVERVIEW

Project	PUBLIC HEARING/ Shell Beach Lots 49 and 50 (RP-23-03278)
P&Z Hearing	10/05/2023
Council Hearing	N/A
Size	Approximately 2.568 acres
Current Zoning	Single Family (A2)
Proposed Use	Single Family (A2)
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Jerald Yensan, Landmark Surveyors
Owner	Arthur Runyan
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Shell Beach Lots 49 and 50 (RP-23-03278). Public hearing, discussion, and take action on a recommendation regarding a request for a replat of Block A, Lots 49 and 50, of the Shell Beach, John King Addition from two residential lots into one combined residential lot, on approximately 2.568 acres of land generally located on the Southern side of Shell Beach Drive, approximately 150 feet east of the western terminus of Shell Beach Drive, within Little Elm's town limits.

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

Location

Generally located on the Southern side of Shell Beach Drive, approximately 150 feet east of the western terminus of Shell Beach Drive, within Little Elm's town limits.

Planning Analysis

This residential replat combines two lots (49 and 50) into one residential lot (49R) and establishes new building setback lines as well as identifying flood zones.

Recommended Action

Staff recommends approval with the following conditions:

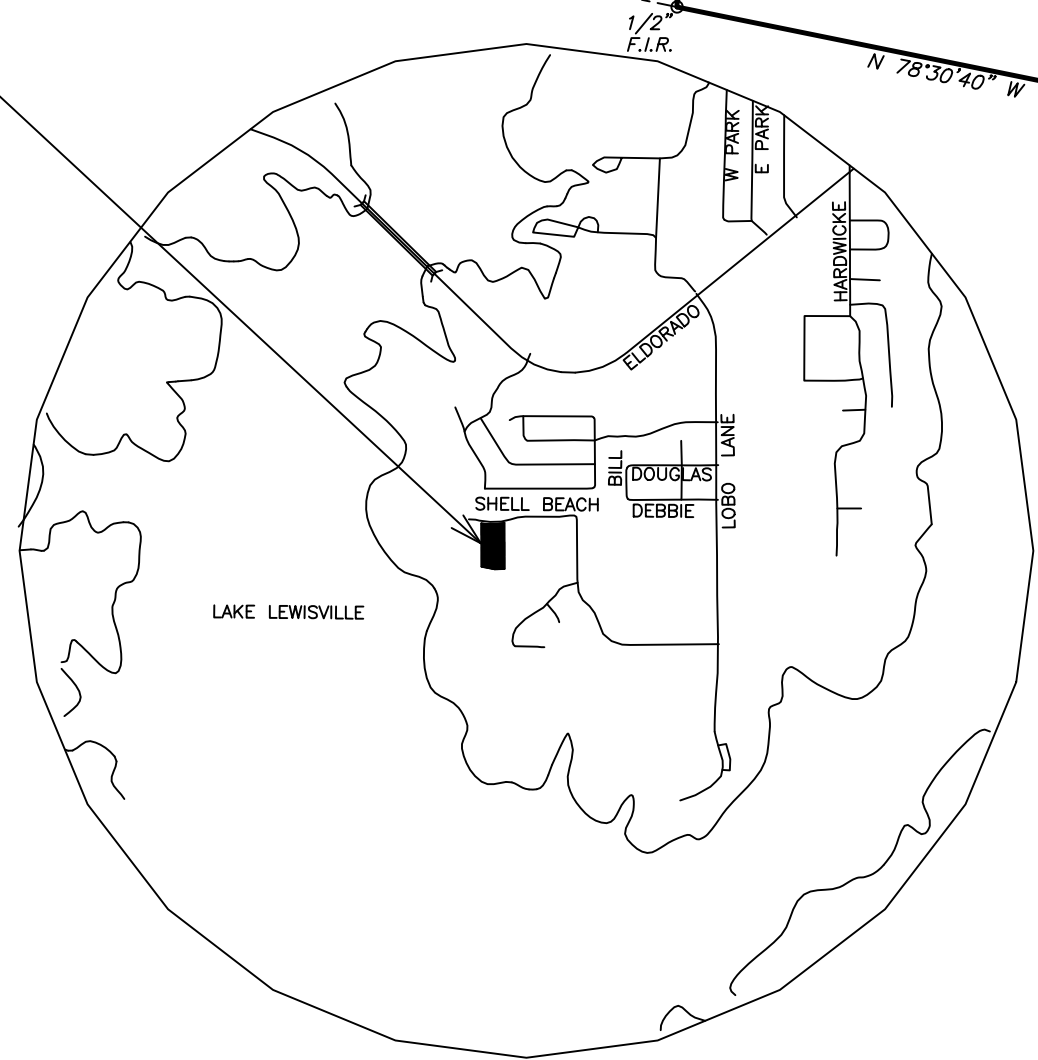
- Blanks where information is to be filled are missing.
- Missing " _____ County, Texas"
- Ensure any easements on the subject property and adjacent properties are shown and labeled.

Attachments

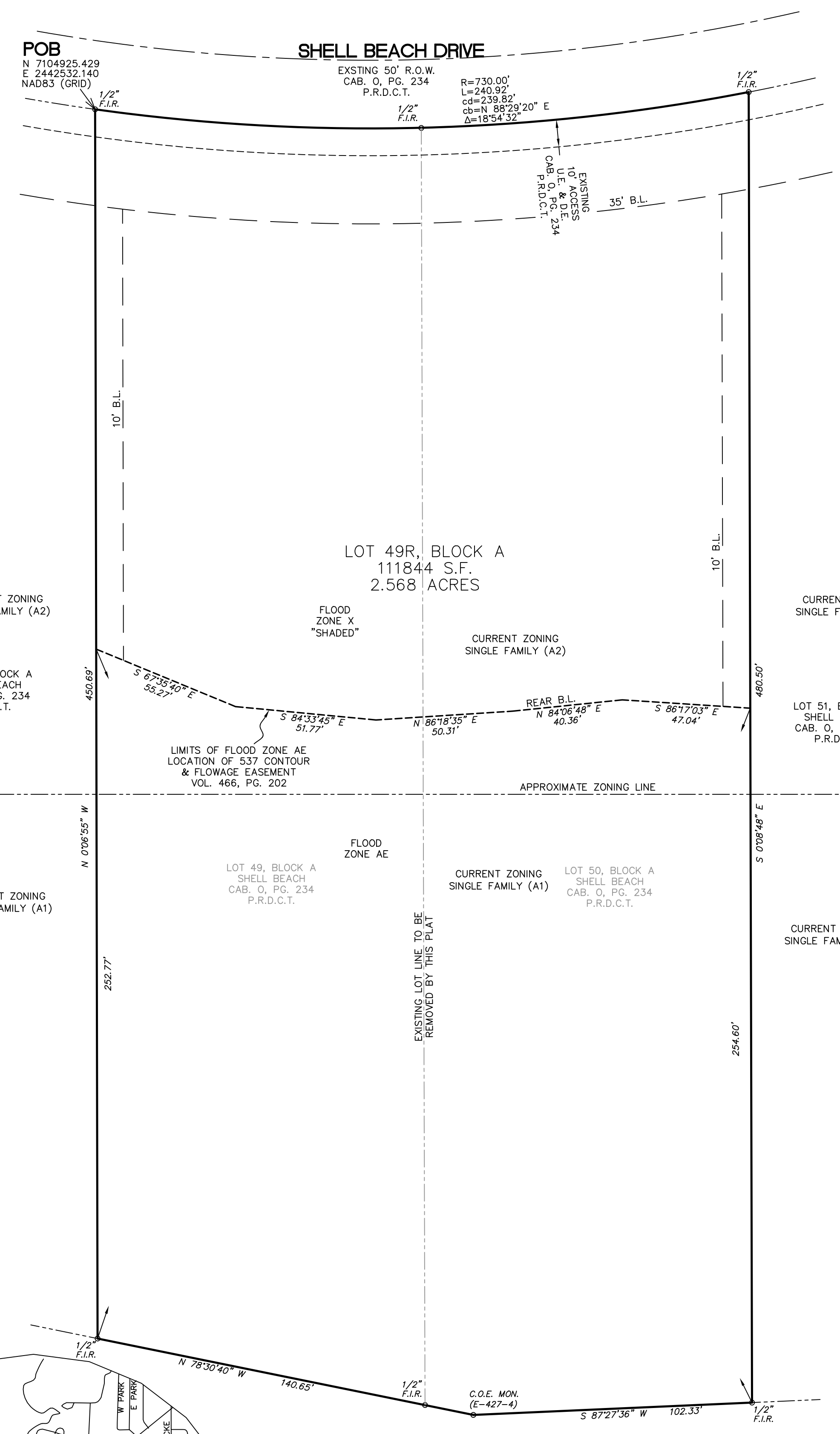
Shell Beach Lots 49 and 50 Replat

Location Map

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



- NOTES:
- The purpose of this Replat is to combine two existing platted lots into one platted lot for residential building purposes.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
 - All common areas will be owned and maintained by the HOA/POA
 - Notice – selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits
 - This plat does not alter or remove any existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
 - The subject property does lie within a 100 year flood plain according to Community Panel No. 48121CO415G, dated 4/18/2011, of the National Flood Insurance rate Maps for Denton County, TX. (Subject property lies in Flood Zone X "shaded" and Zone AE approximately as shown.)
 - Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

- LEGEND
- B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - F.I.R. = FOUND IRON ROD
 - S.L.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
 - U.E. = UTILITY EASEMENT
 - D.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
 - P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
 - C.O.E. MON. = CORPS OF ENGINEERS MONUMENT
 - POB = PLACE OF BEGINNING
 - R.O.W. = RIGHT OF WAY
 - R = RADIUS
 - L = LENGTH
 - CD = CHORD DISTANCE
 - CB = CHORD BEARING
 - Δ = DELTA
 - CL = CENTERLINE OF ROAD
 - = PROPERTY LINE
 - = CENTER LINE OF ROAD
 - - - - - = EASEMENT LINE
 - - - - - = TRACT LINE

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

BEING all that certain lot, tract, or parcel of land situated in the John King Survey Abstract Number 718 in the Town of Little Elm, Denton County, Texas, being all of Lots 49 and 50, Block A of Shell Beach, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet O, Page 234, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2" iron rod found for corner in the south line of Shell Beach Drive, a public roadway having a right-of-way of 50.0 feet, said point being the northeast corner of Lot 48 in said Block A in said Shell Beach;

THENCE along the arc of a curve to the left having a central angle of 18° 54' 32", a radius of 730.00 feet, an arc length of 240.92 feet, whose chord bears N 88° 29' 20" E, 239.82 feet with said south line of said Shell Beach Drive to an 1/2" iron rod found for corner, said point being the northwest corner of Lot 51 in said Block A of said Shell Beach;

THENCE S 00° 08' 48" E, 480.50 feet with the west line of said Lot 51 to an 1/2" iron rod found for corner in the north line of "Tract E-427" conveyed by deed to the United States of America in Volume 383, Page 30, Deed Records, Denton County, Texas, affected by Quitclaim deed recorded in Volume 466, Page 202, Deed Records, Denton County Texas, said point being the southwest corner of said Lot 51;

THENCE S 87° 27' 36" W, 102.33 feet with said north line of said USA tract to United States Army Corps of Engineers monument E-427-4 found for corner;

THENCE N 78° 30' 40" W, 140.65 feet with said north line of said USA tract to an 1/2" iron rod found for corner, said point being the southeast corner of said Lot 48 in said Block A of said Shell Beach;

THENCE N 00° 06' 55" W, 450.69 feet with the east line of said Lot 48 to the PLACE OF BEGINNING and containing 2.568 acres of land and designated herein as LOT 49R, BLOCK A SHELL BEACH, being a replat of Lots 49 and 50, Block A of Shell Beach 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, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: Arthur William Runyan, Jr. Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared Arthur William Runyan, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is Arthur William Runyan, Jr., and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

My commission expires: _____

Owner: Marandy Nichol Huebner Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared Marandy Nichol Huebner, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is Marandy Nichol Huebner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Type or Print Notary's Name

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, a Registered Professional Land 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.

Jerald D. Yensan Date
Registered Professional Land Surveyor No. 4561

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

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

NOTARY PUBLIC
STATE OF TEXAS

CERTIFICATE OF REPLAT APPROVAL

APPROVED

Town Official Date
Town of Little Elm, Texas

Witness by hand this ____ day of _____, 2023.

Town Secretary
Town of Little Elm, Texas

DATE OF PREPARATION: 28 JULY, 2023
FIRST REVISION: 08 SEPTEMBER, 2023

OWNER/DEVELOPER
ARTHUR WILLIAM RUNYAN, JR
MARANDY NICHOLE HUEBNER
1113 COTTONSEED ST.
AUBREY, TX 76227
(760) 796-8673
ARUNYAN@TRIFECTABUILDERS.COM

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016
LANDMARKSV@AOL.COM

PROJECT # RP-23-03278

REPLAT
LOT 49R, BLOCK A OF
SHELL BEACH, BEING A REPLAT OF
LOTS 49 AND 50, BLOCK A OF SHELL BEACH
BEING 2.568 ACRES IN THE
JOHN KING SURVEY A-718
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

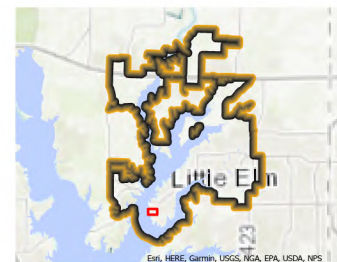
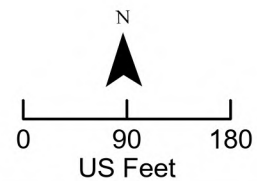
LANDMARK SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
DRAWN BY: BTH SCALE: 1"=30' DATE: 28 JULY, 2023 JOB NO: 237042



Shell Beach Lots 49 and 50 (RP-23-03278) Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 9/19/2023



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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/05/2023

OVERVIEW

Project	PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136)
P&Z Hearing	10/05/2023
Council Hearing	October 17, 2023
Size	Approximately 5.172 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Planned Development (Light Commercial Base)
Existing Use	Vacant
Future Land Use Plan Designation	Neighborhood Retail/Commercial
Applicant	Charles Wallerstein, Kirkman Engineering
Owner	Krishna Katepalli, Ridge Reality Partners
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 5.172 acres of land, currently zoned as Light Commercial, generally located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm's town limits, in order to establish a new Planned Development District based on Light Commercial District, with modified development standards, for commercial retail space, office space, and two drive-thru components.

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

Location

Approximately located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm's town limits.

Planning Analysis

Background.

This proposal was previously heard by the Planning and Zoning Commission on September 21, 2023. The Commission had concerns over layout of Lot 1, specifically nuisances to the adjacent neighborhood. Several nearby residences also attended the public hearing and spoke about concerns of traffic, and noise and odor nuisances. The applicant, having heard the concerns of the Commission and nearby residents, requested to extend the agenda item to the October 5, 2023 meeting in order to redesign the site to mitigate the concerns.

Proposal.

The new site design makes some changes for Lot 1. Most notable is that the dead end parking has been removed and the above ground detention pond has been moved to the corner of the lot. The building square footage has been reduced from 2600 square feet to 2200 square feet. The parking for Lot 1 is still at a 1:100 ratio, providing 22 parking spots, which is the Town's standard for stand-alone restaurants. The applicant retained the setback drive aisles that were in the previous plan set as they were a recommendation of the Traffic Impact Analysis (TIA). This creates a situation where the building and drive-thru on lot 1 need to be pushed back to the rear of the property, but also can't go so far back to avoid causing any nuisance to the adjacent residential property.

The proposed changes also bring the site design into compliance with the Town's drive-thru criteria as shown below. Previously the drive-thru wrapped around the building to where it was between the right-of-way and building.

Section 106.05.02 of the Town's Code of Ordinances, which covers criteria for SUPs, provides for the following drive-thru regulations:

- a. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.
- b. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways.
- c. Screening shall be provided between the facility and any public right-of-way using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.
- d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be considered front of the building and a primary entrance.

The perimeter landscaping would remain the same as the previous layout. There were no changes made to lot 2.

Due to time constraints the applicant could not rework all of the plans and is still lacking a landscape plan for the revised site layout. Staff requests that the applicant provide a landscaping plan for the revised layout before any Town Council Public Hearing.

The following is the Staff Report for the September 21, 2023 Planning and Zoning Meeting.**Background.**

Subject property is currently vacant, undeveloped land, zoned Light Commercial (LC), and annexed into the Town in 2002 through Ordinance No. 561. In 2022 the Town adopted a revision to the Future Land Use Plan (FLUP), based on the recent West Side Special Area Study, which established the vision for this area to develop as "Neighborhood Retail Commercial."

"Neighborhood Retail Commercial" is defined as:

"Mostly neighborhood retail with restaurants uses or mid-rise office buildings which may include professional offices as a transition to adjoining neighborhoods"

The land to the south and southeast also follows the same FLUP designation of Neighborhood Retail Commercial. The land to east is zoned LC and the ACE Hardware development to the south, on the south side

of Oak Grove Parkway, is zoned, through a Planned Development district based on the LC district with modified development standards. The land to the north and northeast is the completed Oak Grove residential subdivision. To the west is the Oak Grove Parkway, town limits, and City of Oak Point Extraterritorial Jurisdiction.

In late 2022 the applicant reached out to the Town explaining that they were interested in buying this property and wanted more information on what the property could do by right per the zoning ordinance, and the likelihood of approval to rezone to accommodate other uses and modified standards. In October 2022 the applicant bought the property and in March 2023 they submitted a request for a Planned Development District.

Proposal.

The applicant is proposing to rezone the property to establish a new Planned Development (PD) district utilizing the Light Commercial (LC) district in order to allow a new commercial development, consisting of six buildings, featuring medical office, general office, retail, and restaurant uses, with two drive-thru components. The property owner is proposing to meet Light Commercial zoning district requirements with the following requested modifications to the standards:

- Parking:
 - Lot 2 Off-Street Parking Ratio of 1 parking space per 250 square feet.
 - Internal double row of parking shall provide landscape islands every 14 spaces, as shown on site plan.
 - Lot 1 Dead-end parking and front parking lot location allowed only as shown on site plan
- Lot Regulations: Maximum Lot Coverage of 80%.
- Signage: Off-premises signage is permitted to allow Lot 1 and 2 on the Concept Site Plan to utilize mutual multi-tenant monument signs.

The requested PD Ordinance would subsequently be followed by a Development Agreement to ensure all aspects of the proposed development plans are memorialized in perpetuity.

Uses.

The uses allowed by right in the PD will remain the same as those allowed by right in LC districts except for allowance of the two drive-thru components as shown on the site plan. Design Standards

Design Standards.

The applicant is proposing two commercial buildings (Shown as buildings 5 & 6 in the site plan) totaling 21,189 square feet that will serve as restaurant or retail. These two retail buildings make up the majority of the buildings seen from the street. Behind Buildings 5 & 6 are three buildings designated for either medical office, general office, or retail. These buildings (shown as 2, 3, & 4 in the site plan) are each 5,000 square feet, totaling 15,000 square feet.

Lot 1 contains Building 1, which is a 2,600 square foot restaurant with a drive-thru going around the rear of the building.

Building 1 is still conceptual and does not currently have any associated building or façade plans in this proposal. This proposal includes a drive-thru on this lot which in LC districts would require a Specific Use Permit. Building 1 is proposed to meet the SUP required site criteria. Section 106.05.02 of the Town's Code of Ordinances, which covers criteria for SUPs, provides for the following drive-thru regulations:

- a. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way.
- b. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways.
- c. Screening shall be provided between the facility and any public right-of-way using evergreen screening vegetation, at least 36 inches in height, at the time of planting, a low fence or wall, no more than 42 inches in height, or a combination of both.
- d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be

considered front of the building and a primary entrance.

Buildings 2, 3, & 4 all have the same proposed elevations for all four sides. Along the southern façade, which is the primary façade, the applicant is proposing 66% Class “A” materials and 44% Class “B”. The applicant is also proposing 20% glazing on the primary facades instead of the required 30%. These proposed buildings do not front onto a public right-of-way and office uses typically request less glazing than typical retail uses. The buildings meet the Town’s requirement for both horizontal and vertical articulations.

Building 5 fronts along Oak Grove Parkway and features prominent height and corner accents and articulations with varied materials that add to the visual interest of the building. The primary façade features 34% glazing of the total façade, 57% Class “A” materials, 36% class “B” materials, and 7% accent materials. This building also includes an endcap drive-thru, the same site criteria for the drive-thru component applies to this building as it does to Building 1.

Building 6 also fronts Oak Grove Parkway and features similar architecture though with less pronounced corner articulations. The primary façade meets the glazing requirement, providing 35% glazing. The building materials for the primary facade consist of 65% Class “A”, 26% Class “B”, and 9% accent materials.

Landscaping Standards.

The landscaping standards the applicant is proposing meet the Town’s requirements for perimeter and interior landscaping, plant species and size, and landscape points. The perimeter landscaping provided, gives a double row of trees on the northern boundary and most of the eastern boundary where the property backs up the residential subdivision. All vehicular areas are properly screened by evergreen shrubs, and enhanced landscaping is provided at the northwest corner of the property, where the parking area is located in front of the building.

Along Oak Grove Parkway, tree plantings are provided at one large shade tree every 20 linear feet with three additional ornamental trees added per five shade trees. The corner on the intersection of Oak Grove Parkway and Scarlet Falls Drive provides a planting bed with shrubs and seasonal color plantings, per Town Ordinance requirements.

The applicant is requesting to meet the foundation planting requirements by creating several pedestrian friendly seating areas throughout the development. On Lot 2 there is a covered area near the main entrance to the development as well as a seating area between buildings 5 and 6. On Lot 2 there is also a shaded seating area that will be required once building plans are submitted for that lot.

Parking.

Typical Light Commercial parking requirements for the proposed uses for the site are as follows:

General Office	1 space per 300 sq. ft.
Medical Office	1 space per 200 sq. ft.
Retail	1 space per 200 sq. ft.
Restaurant*	1 space per 100 sq. ft.

**There is a distinction for restaurants part of a development with over 15,000 sq. ft. of building space which allows a 1:200 ratio instead of the 1:100 for stand-alone sites.*

The applicant is proposing a parking ratio of 1:250 for all uses, office, retail, restaurant, on Lot 2 and a 1:100 ratio for the restaurant on Lot 1. All proposed parking spot sizes are 10 feet by 20 feet as required by Town Ordinance and, with the exception of the interior double-parking row, all meet the Town’s requirement for a landscaping island every 10 spaces. Parking spaces along the perimeter landscaping provide for an overhang in place of curb stops, which is an allowed alternative. Curb stops are provided for spaces adjacent to the buildings as shown on the site plan.

The proposal also meets the Town’s requirement for bike rack parking with one rack on Lot 1 and two racks on Lot 2, in the northeastern corner, adjacent to Building 4.

Subdivision.

The proposed development, as a whole, meets the Town's Subdivision requirements. Both lots are depended on the other to meet these requirements which means both lots will have to work on these improvements at the same time and have the improvements inspected and accepted by the Town before any vertical construction of buildings could begin.

Signage.

Applicant is proposing to fully comply with all the provisions of Chapter 86 – Sign Ordinance except off-premise signage. Given the shape of the site follows the curve of Oak Grove Parkway, the applicant is requesting the ability to utilize monument signage on Lot 2 to accommodate signage needs for Lot 1. This will allow Lot 1 to have an off-premise signage allowance on Lot 2.

The applicant also requests to locate the drive-thru menu board and speaker system as shown on the plans, not to exceed fifty (50) decibels of noise level, measured at the property boundary where subject tracts are adjacent to residential uses.

Fire and Engineering.

Proposed development plans have been reviewed and generally approved for the purposes of the zoning request only; this is not an approval of the plans for actual construction and does not prevent additional necessary changes to the site plan as determined during the review of the Site Development Permit.

Comprehensive Plan.

The proposed develop is in accordance with the Town's Comprehensive Plan and Future Land Use Plan. The Town envisions this property as neighborhood level retail, which aligns with the intent of the proposed development.

Recommended Action

Properties located at the edge of Town are treated as gateway districts, which provide opportunity to make a high-quality pronounced statement through elements of building and site design, ensuring an enhancement in the visual environment as drivers enter the Town of Little Elm. Subject property is located on the edge of Town within such an envisioned gateway district, and the applicant has coordinated with Staff to provide landscaping and pedestrian areas to reflect such desired enhancements. Additionally, the applicant has agreed to coordinate with the Town the dedication of an easement along the property's frontage toward a possible Little Elm gateway monument in the future.

The applicant has made a lot of effort toward the Town's vision for the area through the proposed site and building improvements, as well as their overall willingness to provide a quality development for the Town.

The proposed development features a mixture of uses that would fit within the vision of the Future Land Use Plan by serving the adjacent residential community, providing neighborhood level retail and services. The added pedestrian features within the site also create a viable bike-friendly and walkable destination for nearby residents. The landscaping and chosen enhancements to building design also create a notable improvement to the pedestrian environment. The applicant is prioritizing tree planting and open space provision toward the front of the property in key locations in order to soften the vehicular centric atmosphere created by this highly trafficked intersection.

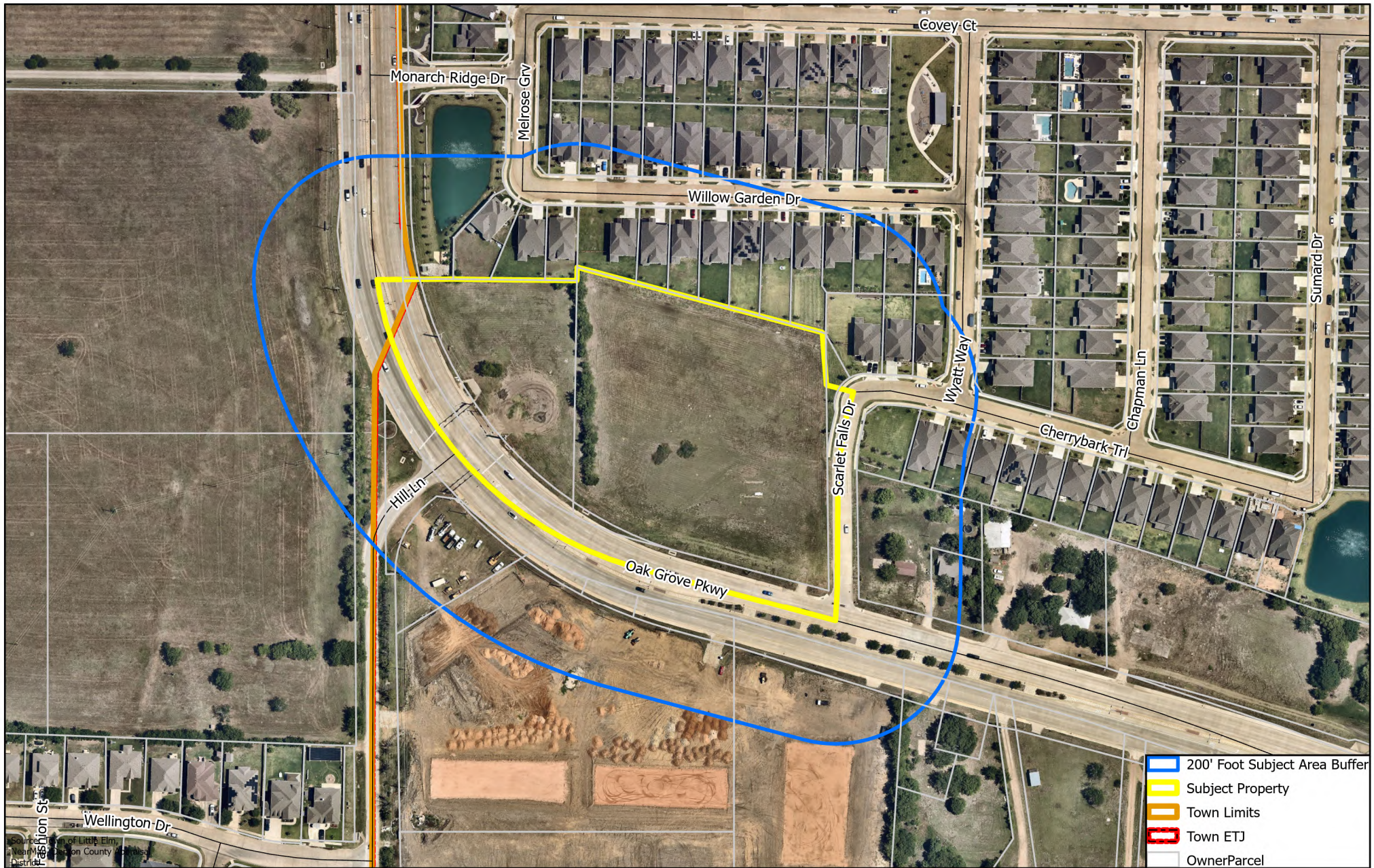
Staff recommends to Planning and Zoning Commission review the request based on the impact and suitability of the proposed development within the context of the existing area, whether it meets the overall vision for the West Side and whether the proposed fits the quality of development to provide a positive contribution to this area, as well as the Town overall.

Location Map

Updated Site Plan

PD Narrative (unchanged from previous meeting)

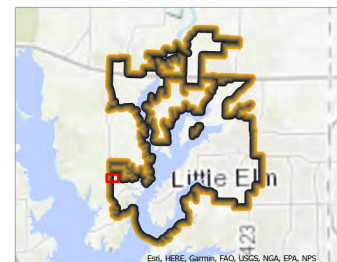
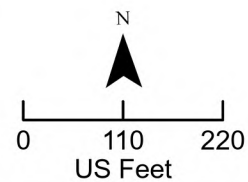
PD Exhibits (unchanged from previous meeting)



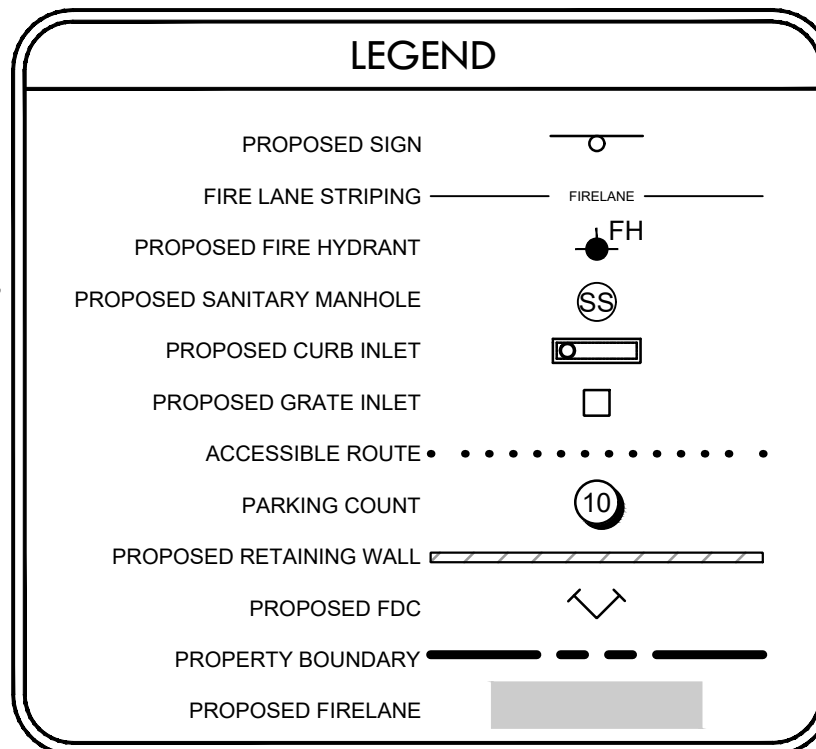
Planned Development
2135 OAK GROVE PKWY, LITTLE ELM, TX 75068

Town of Little Elm
Denton County, Tx

Date: 8/4/2023



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- LAYOUT & DIMENSIONAL CONTROL NOTES:**
1. BOUNDARY LINES AND EASEMENT- REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS
 2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
 3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURBS.
 4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
 6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

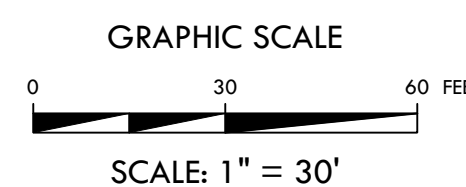
NOTE TO CONTRACTOR

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

ELECTRIC VEHICLE NOTE
ELECTRIC VEHICLE CONDUIT IS PROVIDED
FOR 1 SPACE PER 25 SPOTS

SITE PLAN KEY	
①	PROP. METER (DOMESTIC)
②	PROP. DCDC (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

TXDOT R.O.W. NOTE
ALL IMPROVEMENTS WITHIN TXDOT R.O.W. BY SEPARATE PERMIT



SITE PLAN DATA TABLE						
	BUILDING 1 (LOT 1)	BUILDING 2 (LOT 2)	BUILDING 3 (LOT 2)	BUILDING 4 (LOT 2)	BUILDING 5 (LOT 2)	BUILDING 6 (LOT 2)
EXISTING ZONING	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL
PROPOSED ZONING	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT
LOT AREA	45,471 SF / 1.04 ACRES	179,676 SF / 4.13 ACRES	179,676 SF / 4.13 ACRES	179,676 SF / 4.13 ACRES	179,676 SF / 4.13 ACRES	179,676 SF / 4.13 ACRES
MAXIMUM FAR	0.057:1	0.205:1	0.205:2	0.205:3	0.205:4	0.205:5
TOTAL BUILDING AREA (SF)	2200 SF	5000 SF	5000 SF	5000 SF	9063 SF (1078 SF MEZZANINE)	12,786 SF
BUILDING HEIGHT	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY
PARKING REQUIREMENTS	1 PER 100 SF (RESTAURANT)	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF
TOTAL PARKING SPACES REQUIRED	22 PARKS	20 PARKS	20 PARKS	20 PARKS	37 PARKS	52 PARKS
BUILDING DISTRIBUTION AND TOTAL PROVIDED PARKING	100% RESTAURANT - 22 PARKS	20 PARKS	20 PARKS	20 PARKS	45 PARKS	60 PARKS
REQUIRED ADA PARKING	2 SPACES (1 VAN INCLUDED)	6 SPACES (1 VAN INCLUDED)	6 SPACES (1 VAN INCLUDED)	6 SPACES (1 VAN INCLUDED)	6 SPACES (1 VAN INCLUDED)	6 SPACES (1 VAN INCLUDED)
PROPOSED ADA PARKING	2 SPACES (1 VAN INCLUDED)	6 SPACES (3 VAN INCLUDED)	6 SPACES (3 VAN INCLUDED)	6 SPACES (3 VAN INCLUDED)	6 SPACES (3 VAN INCLUDED)	6 SPACES (3 VAN INCLUDED)
BICYCLE PARKING REQUIRED	1 RACK (6 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)
BICYCLE PARKING PROVIDED	1 RACK (6 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)	2 RACKS (12 BICYCLES)
MAXIMUM LOT COVERAGE (%)	75%	75%	75%	75%	75%	75%
IMPERVIOUS COVER	29999	130470	130470	130470	130470	130470
LOT COVERAGE (%)	66%	73%	73%	73%	73%	73%
OPEN SPACE PROVIDED	2223 sf	0 SF	0 SF	0 SF	2859 SF	1868 SF

SITE PLAN
CITY PROJECT NO. PD-23-01036

2135 OAK GROVE
5 470 AGES

5.172 ACRES
D.M. CULE SURVEY A-226

(DOC. NO. 2021-81949 R.P.R.D.C.T.)
C.F. #97-P006947 R.P.R.D.C.T.)

CITY OF LITTLE ELM,

DENTON COUNTY, TEXAS
PREPARATION DATE: 9/27/2023

APPLICANT	LANDSCAPE
1. APPLICANT	1. LANDSCAPE
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Y PARTNERS LLC	STUDIO GRE
AT LEAF ROAD	1333 W. MCDE

TEXAS 75034

2-998-4818 PH: 469
ISHNA KATEPALLI CONTACT: CHRI

GINSEER SUR

LANDSCAPE ARCHITECT

STUDIO GREEN SPOT, INC.
1333 W. MCDERMOTT DR #200

1555 W. McDERMOTT DR #200
ALLEN, TX 75013

PH: 469-369-4448
CONTACT: CHRIS TRONZANO, RLA

SURVEYOR

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E
P U R P O S E S O F C O N S T R U C T I O N,
B I D D I N G O R P E R M I T. T H E Y
W E R E P R E P A R E D B Y, O R
U N D E R T H E S U P E R V I S I O N O F:

P A T R I C K C. F I L S O N
P. E. # 108577
DATE: September 27, 2023

RIDGE REALTY
PARTNERS LLC

15769 PLEAT LEAF ROAD
FRISCO, TEXAS 75033
PH: 832-998-4818
KRISHNA KATEPALLI

2135 OAK GROVE

TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

[illegible]

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

IOB NUMBER: BRP22001 LITTLE FILM

JOB NUMBER: RPT 22001_ENTEE LEVI

ISSUE DATE:

CONCEPT PLAN

SHEET:

1

FILENAME: C3.0 SITE PLAN_RRP22001_PCF.dwg
 PLOTTED BY: Patrick Heon
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PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 5.172 total acres of land within the Town of Little Elm, more fully described on the legal description attached as Exhibit A (the "Property"). The planned development ("PD") will allow for a new commercial development, consisting of six buildings, featuring medical office, general office, retail, and restaurant uses, with two drive thru components. The elements within this PD will contribute to a high-quality multitenant commercial development that enhances the natural characteristics of the property, while still providing the highest and best use for the property based on its location and access, as well as help serve as the gateway into the Town. This PD will provide the zoning regulations, as depicted in Exhibit B, necessary to develop the site. The final layout must generally conform to Exhibit C.

It is the intent of this PD to primarily follow the Light Commercial (LC) zoning regulations as the base district, with modified development standards and uses as outlined within this PD ordinance, therefore amending the existing Town of Little Elm Zoning Map. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein "Zoning Ordinance" means the comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement. Uses and development regulations specifically modified, designated, or included in this PD shall not be subject to amendment after the date of the adoption of this PD (the "Effective Date") (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the "Zoning Ordinance", unless the context provides to the contrary.

As used herein, "Director" means the Director of Development Services.

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

PLANNED DEVELOPMENT DISTRICT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the Town Little Elm's Zoning Ordinance and the Subdivision Ordinance, as they exist, or may be amended, at the time of development.

GENERAL CONDITIONS FOR THE PD

1. Purpose:

The purpose of this Planned Development is to allow for a mixture of commercial retail, restaurant, and office uses supported by complimentary development standards that allow for the development to also serve as a gateway for the Town. This PD will allow for alternative standards to off-street parking requirement to serve the overall development for Lot 2, modification of the parking island requirements, maximum lot coverage requirements, off-premise sign requirements, and an alternative to the foundation planting requirement.

2. Base Zoning District:

The permitted uses and standards will be in accordance with the Light Commercial District (LC) zoning district as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

3. Uses:

All permitted uses in the Light Commercial (LC) district shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:

Uses Permitted by Right

- Restaurant with Drive-Thru (as shown on Concept Site Plan)

4. Lot Regulations: Setbacks, side yards, rear yards, maximum building heights, maximum floor area, and landscape buffers shall be in accordance with the Zoning Ordinance, unless otherwise specified in the PD.

- a. Maximum Lot Coverage: 80%

5. Architectural Standards: Architectural standards for Lot 1 and 2 shall be in accordance with the Zoning Ordinance. Reference Sec. 106.06.05 for architectural standards for commercial structures, except as specified below.

Lot 2: Architectural standards as provided on Architectural façade plans.

6. Landscape. All provisions within Article VI. Division 4. Landscaping and Tree Preservation shall be met, as it exists or may be amended in accordance with the standards in effect at the time of development, or requested change, unless otherwise shown on the Landscape Plans attached hereto.

Lot 1 and 2: Foundation plantings or sidewalk tree gates are to be omitted, and instead, additional pedestrian features such as plazas, seating areas, fountains, and/or outdoor recreation facilities will occupy an area equal to or greater than ten percent of the total building area in accordance with Sec 106.06.18.b.d.

7. Parking Regulations: All provisions within Article VI. Division 4. Parking, Stacking, and Loading Standards shall be met except as specified below:

- a. Off-Street Parking:

Lot 1: Restaurant Use: Provide 1 parking stall per 100 square feet of building floor space.

Lot 2: Shared parking will be allowed between all tenants during different peak hour needs. Shared Parking Requirement: Provide one parking stall per 250 SF of building floor area.

- b. Landscaped Parking Islands:

Provide one landscaped parking island for every 10 parking stalls unless double row parking is provided, internal to the site, as shown in site plan. Provide one landscaped parking island for every 14 stalls for double row parking as shown in site plan.

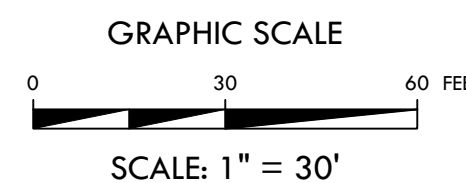
6. Screening: All provisions within Article VI. Division 3 Screening Walls and Fences shall be met.

8. Signs: All provisions within Chapter 86 – Sign Ordinance shall be met except as specified below:

- a. Restaurant drive-thru menu sign and speaker: Drive-thru menu sign and speaker system location as shown on the Site Plan. Any drive-up or drive-thru speaker system shall emit no more than fifty (50) decibels of noise level, measured at the property boundary where subject tracts are adjacent to residential uses.
- b. Monument Sign: Off-premises signage is permitted to allow both lots on the Concept Site Plan to utilize mutual monument signs only between the two lots, within this PD.

Waivers:

- Lot 2 Provide one parking stall per 250 SF of building floor area.
- Lot 1 Dead-end parking and parking lot location allowed only as shown on site plan
- Lot 2 Internal double row of parking shall provide landscape islands every 14 spaces, as shown in site plan.
- Maximum Lot Coverage to be 80%.
- Off-premises signage is permitted to allow both lots on the Concept Site Plan to utilize mutual monument signs.



SITE PLAN DATA TABLE						
	BUILDING 1 (LOT 1)	BUILDING 2 (LOT 2)	BUILDING 3 (LOT 2)	BUILDING 4 (LOT 2)	BUILDING 5 (LOT 2)	BUILDING 6 (LOT 2)
EXISTING ZONING	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL
PROPOSED ZONING	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT
LOT AREA	48,114 SF / 1.04 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES	177,200 SF / 4.13 ACRES
MAXIMUM FAR	0.054:1	0.205:1	0.205:1	0.205:1	0.205:1	0.205:1
TOTAL BUILDING AREA (SF)	2600 SF	5000 SF	5000 SF	5000 SF	9063 SF (1078 SF MEZZANINE)	12,786 SF
BUILDING HEIGHT	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY
PARKING REQUIREMENTS	1 PER 100 SF (RESTAURANT)	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF
TOTAL PARKING SPACES REQUIRED	26 PARKS	20 PARKS	20 PARKS	20 PARKS	37 PARKS	52 PARKS
BUILDING DISTRIBUTION AND TOTAL PROVIDED PARKING	100% RESTAURANT - 26 PARKS	20 PARKS	20 PARKS	20 PARKS	37 PARKS	52 PARKS
REQUIRED ADA PARKING	2 SPACES (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	2 SPACES (1 VAN INCLUDED)	3 SPACES (2 VAN INCLUDED)
PROPOSED ADA PARKING	2 SPACES (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	2 SPACES (1 VAN INCLUDED)	3 SPACES (2 VAN INCLUDED)
BICYCLE PARKING REQUIRED	1 RACK (6 BICYCLES)	0 RACKS	0 RACKS	2 RACKS (12 BICYCLES)	0 RACKS	0 RACKS
BICYCLE PARKING PROVIDED	1 RACK (6 BICYCLES)	0 RACKS	0 RACKS	2 RACKS (12 BICYCLES)	0 RACKS	0 RACKS
MAXIMUM LOT COVERAGE (%)	80	80	80	80	80	80
IMPERVIOUS COVER (SF)	30573	0	0	135263	0	0
LOT COVERAGE (%)	64	0	0	76	0	0
OPEN SPACE PROVIDED	990 SF	0 SF	0 SF	3815 SF	0 SF	0 SF

<u>SITE PLAN</u> <u>CITY PROJECT NO. PD-23-01036</u>	
2135 OAK GROVE 5,172 ACRES D.M. CULE SURVEY A-226 (DOC. NO. 2018-1949 R.P.R.D.C. T./ C.F. #97-R006947 R.P.R.D.C.T.) CITY OF LITTLE ROCK DENTON COUNTY, TEXAS PREPARATION DATE: 9/15/2023	
<u>OWNER/APPLICANT</u> RIDGE REALTY PARTNERS LLC 15769 PLEASANT LEAF ROAD FRISCO, TEXAS 75034 PH: 332-996-4818 CONTACT: KRISHNA KATEPALLI	<u>LANDSCAPE ARCHITECT</u> STUDIO GREEN SPOT, INC. 1333 W. MODERNOTT RD #200 ALLAM, TX 75015 PH: 469-369-4448 CONTACT: CHRIS TRONZANO, RLA
<u>ENGINEER</u> KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEGEVILLE, TX 76034 PH: 817-488-4982 CONTACT: PATRICK FILIPSON, PE	<u>SURVEYOR</u> BARTON CHAPMAN SURVEYING 5200 STATE HIGHWAY 121 COLLEGEVILLE, TX 76207 PH: 817-864-1057 CONTACT: JACK BARTON, RPLS

2135 OAK GROVE
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

[illegible]The logo for Kirkman Engineering features a large, stylized 'KE' in blue and grey, with the word 'kirkman' in a lowercase, sans-serif font below it, followed by 'ENGINEERING' in a smaller, uppercase, sans-serif font.

Kirkman
ENGINEERING

KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: RRP22001_LITTLE ELM

ISSUE DATE:

CONCEPT PLAN

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L.1

FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, LLC
15500 PLAT LEW ROAD
FRIEDCO, TEXAS 75024
TELEPHONE: (852) 986-8818
CONTACT: KRISHNA KATTEPALI

APPLICANT: KIRKMAN ENGINEERING
5000 STATE HIGHWAY 131
COLLEEVILLE, TEXAS 75004
TELEPHONE: (817) 688-9225
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@kirkman.com

ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (802) 742-4459
FAX: (802) 742-4459
CONTACT: PATRICK AHEARNE
pahearne2@gmail.com

BUILDING DIMENSIONS: MAIN BUILDING - 131'-4" WIDE X 79'-2" DEEP
SHERWIN WILLIAMS - SW 6005
MEZZANINE - 131A SQFT

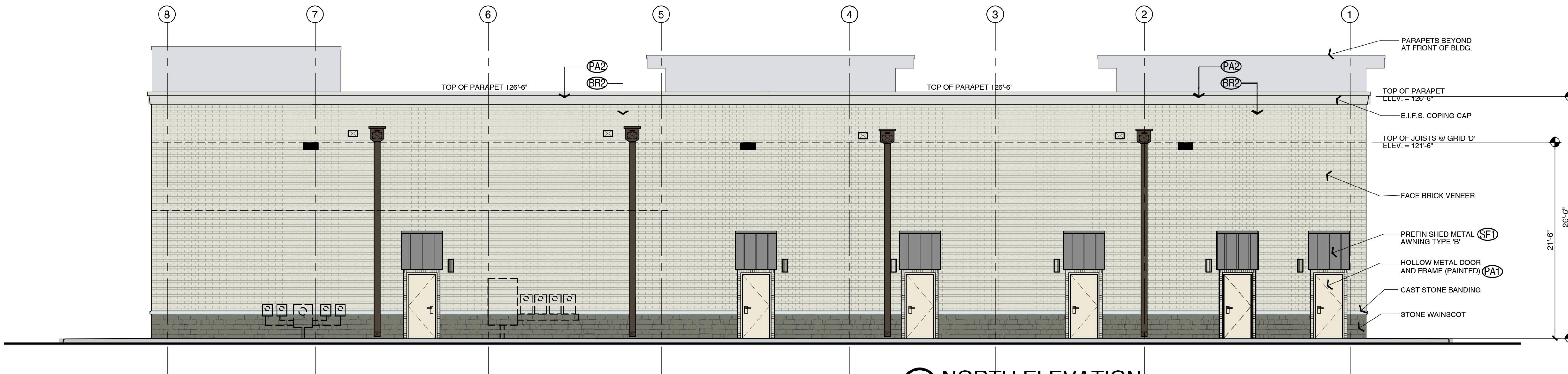
MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 32'-0"

NOTES:

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

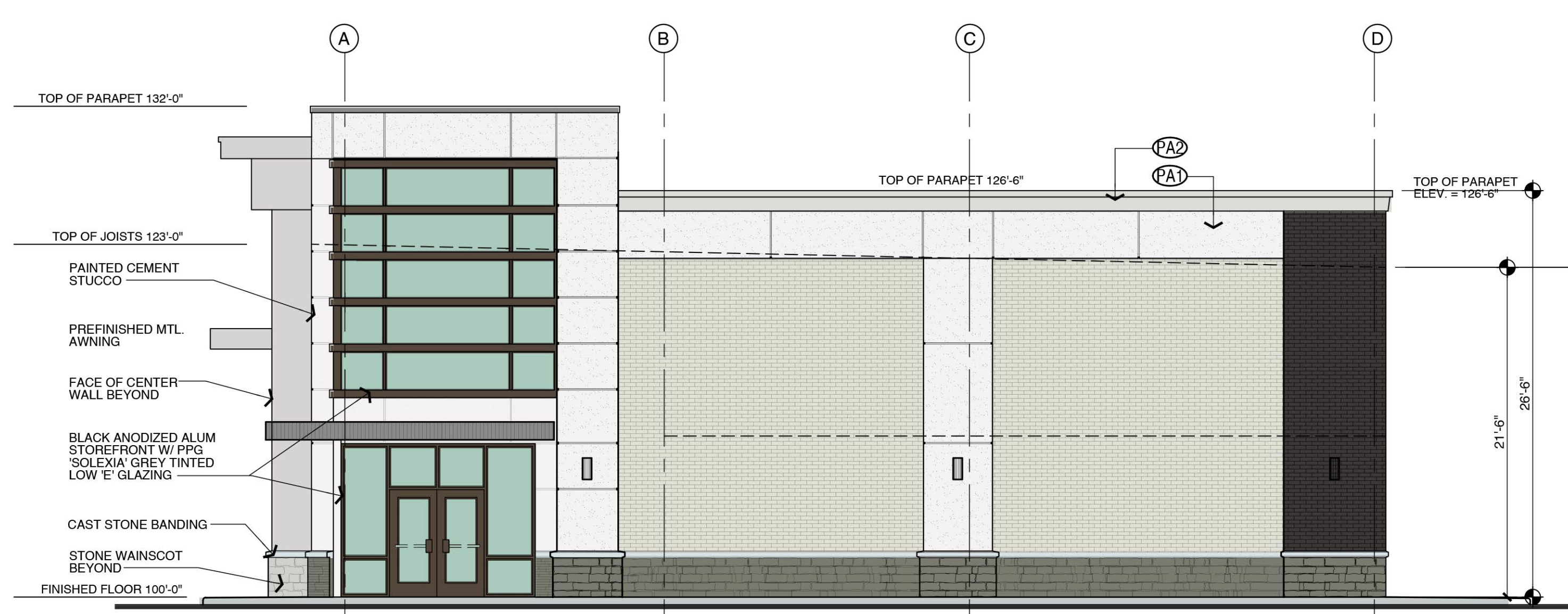
MATERIALS LEGEND

- BR1:** "ONYX" SMOOTH HERBON BRICK
MODULAR - DARK BRICK
SMOOTH FINISH
- BR2:** ENDICOTT CLAY PRODUCTS /
NO. 5N1 "GLAZED WHITE"
SMOOTH FINISH
- ST1:** STONE VENEER / STACKED STONE /
ACME - M. STONE "HARAPPA GOLD"
SLACKSTONE
- CFB:** CEMENTITIOUS FIBER BOARD
NICHHA VINTAGEWOOD (CEDAR)
ACCENT
- SF1:** STOREFRONT / AWNINGS / CANOPIES:
BLACK ANODIZED ALUMINUM
GLAZING: LOW-E - GREY TINTED
- PA1:** EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 6005
"CACHET CREAM" CORNICE
- PA2:** EXTERIOR PAINT - E.I.F.S. COPING CAPS
SHERWIN WILLIAMS - SW 7006
"EXTRA WHITE"



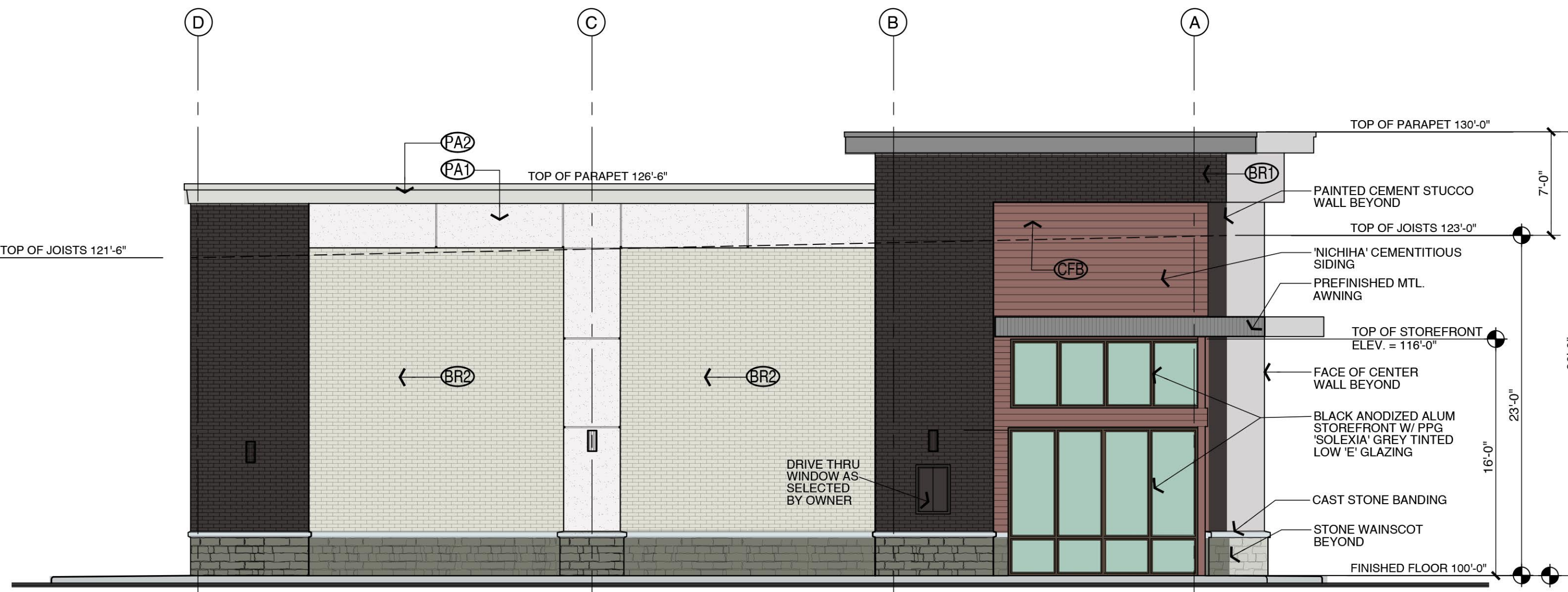
4 NORTH ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 ELEV R2.DWG



3 EAST ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 ELEV R2.DWG



2 WEST ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 ELEV R2.DWG



1 FRONT (SOUTH) ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 ELEV R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	REAR / NORTH ELEVATION
FACE BRICK / STONE VENEER: 1,428 SQFT 56%	FACE BRICK / STONE VENEER: 1,254 SQFT 72%	FACE BRICK / STONE VENEER: 1,071 SQFT 68%	FACE BRICK / STONE VENEER: 3,168 SQFT 90%
PAINTED CEMENT STUCCO: 530 SQFT 20%	PAINTED CEMENT STUCCO: 194 SQFT 11%	PAINTED CEMENT STUCCO: 390 SQFT 25%	PAINTED CEMENT STUCCO: 0 SQFT 0%
E.I.F.S. COPING CAP: 170 SQFT 7%	E.I.F.S. COPING CAP: 106 SQFT 6%	E.I.F.S. COPING CAP: 75 SQFT 5%	E.I.F.S. COPING CAP: 198 SQFT 6%
CAST STONE BANDING: 30 SQFT 1%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 118 SQFT 4%
NICHHA CEMENTITIOUS SIDING: 418 SQFT 16%	NICHHA CEMENTITIOUS SIDING: 156 SQFT 9%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%
FACADE TOTAL W/O OPENINGS: 2,576 SQFT	FACADE TOTAL W/O OPENINGS: 1,738 SQFT	FACADE TOTAL W/O OPENINGS: 1,564 SQFT	FACADE TOTAL W/O OPENINGS: 3,484 SQFT
DOORS / WINDOWS: 1,328 SQFT 34%	DOORS / WINDOWS: 216 SQFT 11%	DOORS / WINDOWS: 390 SQFT 20%	DOORS / WINDOWS: 126 SQFT 4%
FACADE TOTAL: 3,904 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 3,610 SQFT

Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 2 for:
The FM720 Little Elm Development
2135 Oak Grove
Little Elm, Texas

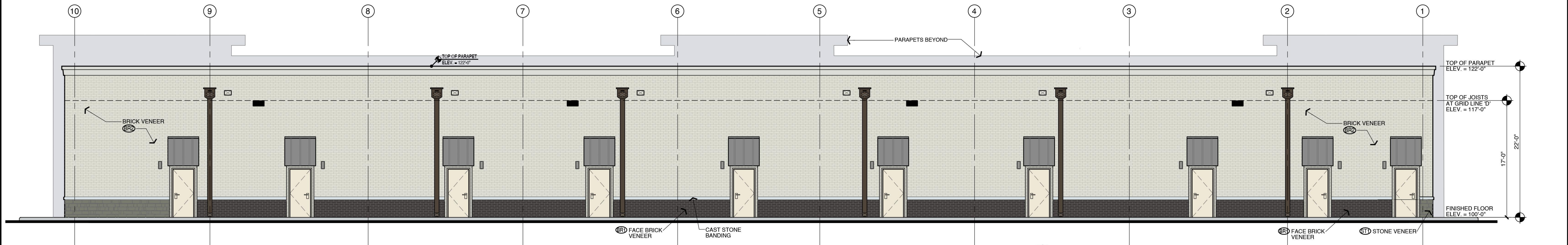


ISSUED FOR OWNER REVIEW ONLY

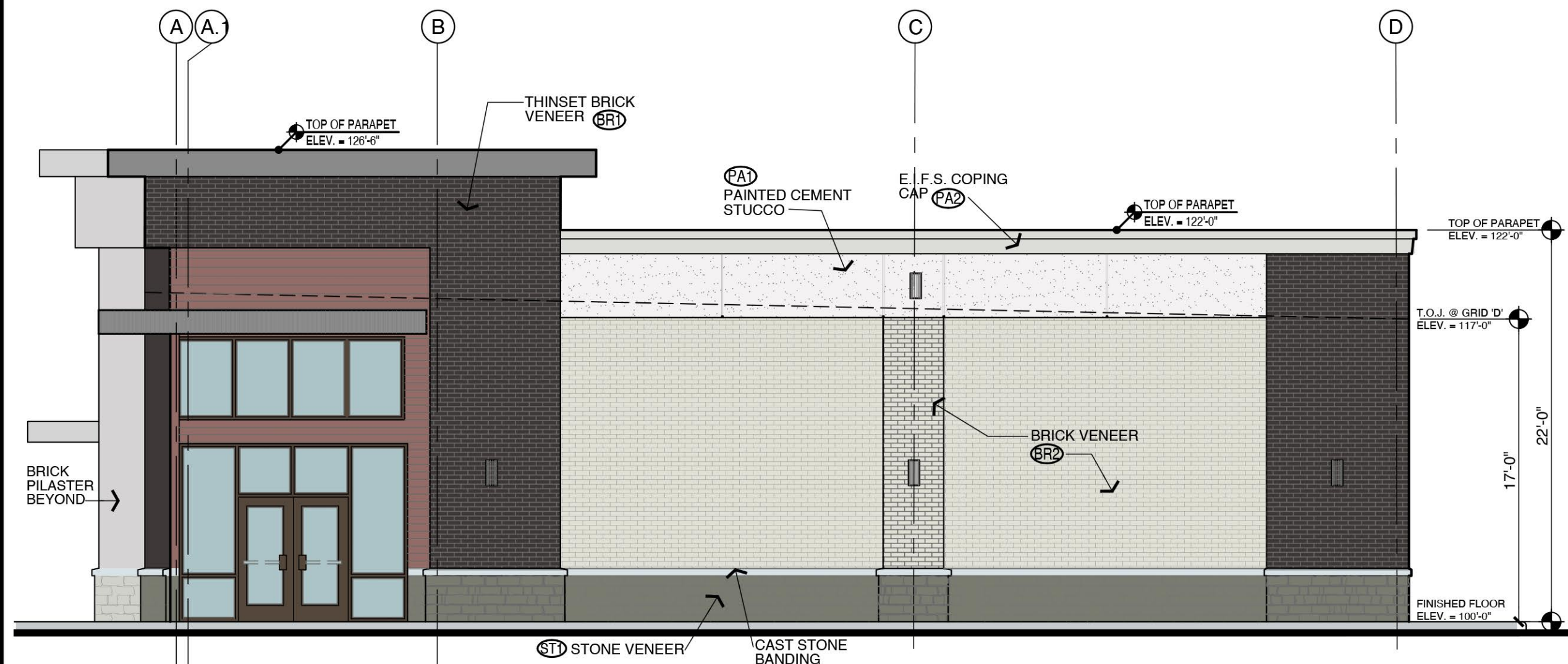
DATE: JULY 26, 2023
JOB NO: 23-FM720 02 10
DRAWN: PMA
CHECKED: PMA

REVISIONS:

A3.01



4 NORTH ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG



3 EAST ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG

FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, LLC
15708 PLEAT LEAF ROAD
FRESNO, TEXAS 76844
TELEPHONE: (855) 968-4818
CONTACT: KRISHNA KATPALI

APPLICANT: KIRKMAN ENGINEERING
5200 STATE HIGHWAY 101
COLEYVILLE, TEXAS 76834
TELEPHONE: (817) 488-0425
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@kirkman.com

ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (972) 742-4459
LICENSE NO. 14649
CONTACT: PATRICK AHEARNE
pahearne2@gmail.com

BUILDING DESCRIPTION: MAIN BUILDING - 199'-4" WIDE x 66'-0" DEEP
12,786 SQ/FT
MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 31'-0"

NOTES:

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

2. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.

3. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.

4. WHEN PIPING, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.

5. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.

6. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.

7. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

MATERIALS LEGEND

BR1: "ONYX" SMOOTH HERBON BRICK
MODULAR - DARK BRICK
SMOOTH FINISH

BR2: ENDICOTT CLAY PRODUCTS /
NO. 5N "OLIVED WHITE"
SMOOTH FINISH

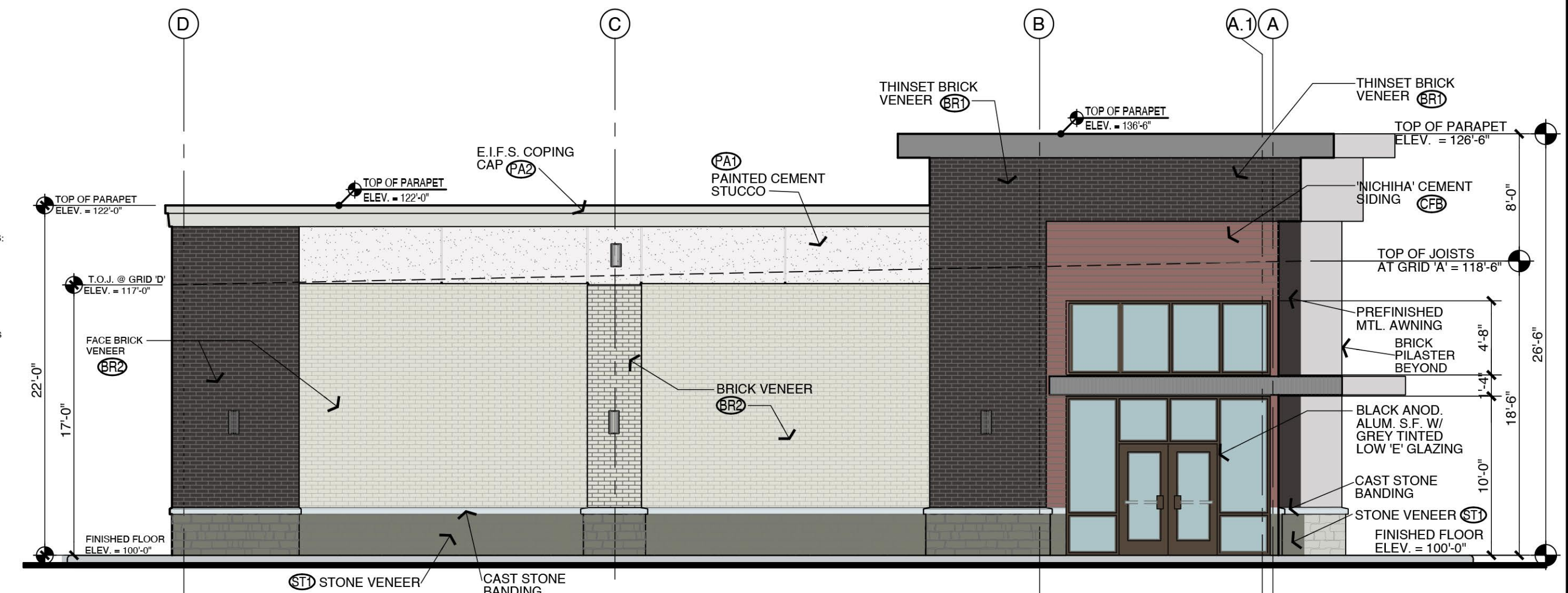
ST1: STONE VENEER / STACKED STONE /
ACME "M STONE" "HARAPPA GOLD"
SLACKSTONE

CFB: CEMENTITIOUS FIBER BOARD
NICHHA VINTAGEWOOD (REDWOOD)
ACCENT

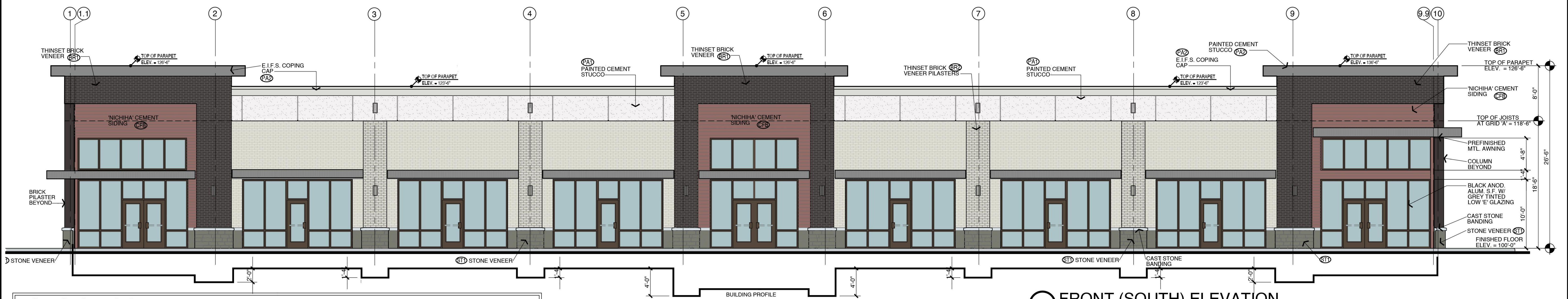
SF1: STOREFRONT / AWNINGS / CANOPIES:
BLACK ANODIZED ALUMINUM
GLAZING LOW 'E' GREY TINTED

PA1: EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 6305
"CACHET CREAM" PLASTER & CORNICE

PAP: EXTERIOR PAINT - E.I.F.S. COPING CAPS
SHERWIN WILLIAMS - SW 7006
"EXTRA WHITE"



2 WEST ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG



1 FRONT (SOUTH) ELEVATION
SCALE: 5/32" = 1'-0"
1 FM720 RB1 BASE R2.DWG

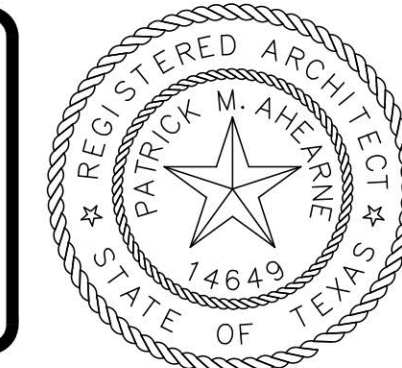
FACADE CALCULATIONS:

NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS

FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICK / STONE VENEER: 2,075 SQ/FT 65%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 4,270 SQ/FT 95%
PAINTED CEMENT STUCCO: 484 SQ/FT 15%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: N/A 0%
NICHHA' CEMENTITIOUS SIDING: 339 SQ/FT 11%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: N/A 0%
E.I.F.S. COPING CAP: 306 SQ/FT 9%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 266 SQ/FT 5%
FACADE TOTAL W/O OPENINGS: 3,204 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 4,536 SQ/FT
DOORS / WINDOWS: 1,746 SQ/FT 35%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 231 SQ/FT 5%
FACADE TOTAL: 4,950 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 4,767 SQ/FT

Patrick Ahearne, Architect
814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 1 for:
The FM720 Premiere Oaks Development
2135 Oak Grove
Little Elm, Texas

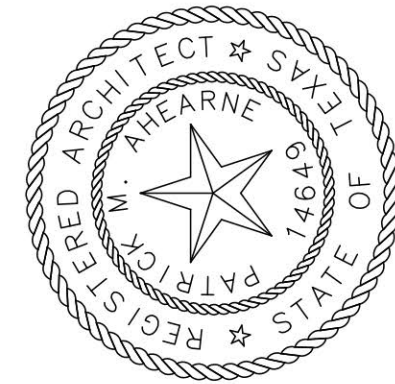


ISSUED FOR OWNER REVIEW ONLY

DATE: JULY 14, 2023
JOB NO: 23-FM720 02 10
DRAWN: PMA
CHECKED: PMA

REVISIONS:

A3.01



Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 3 for:
The FM720 Little Elm Development
2135 OAK GROVE
Little Elm, Texas

DATE: JULY 26, 2023
JOB NO: 23 720 LELM 0206
DRAWN: PMA
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, LLC
10700 PLANT LEAF ROAD
FRISCO, TEXAS 75034
TELEPHONE: 800-888-8818
CONTACT: KRISHNA KATTEPALI

APPLICANT: KIRKMAN ENGINEERING
500 STATE HIGHWAY 191
COLLEGEVILLE, TEXAS 75804
TELEPHONE: 817-688-4455
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@kirkman.com

ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (972) 742-4459
LICENSE NO. 16841
CONTACT: PATRICK AHEARNE
pahearne@gmail.com

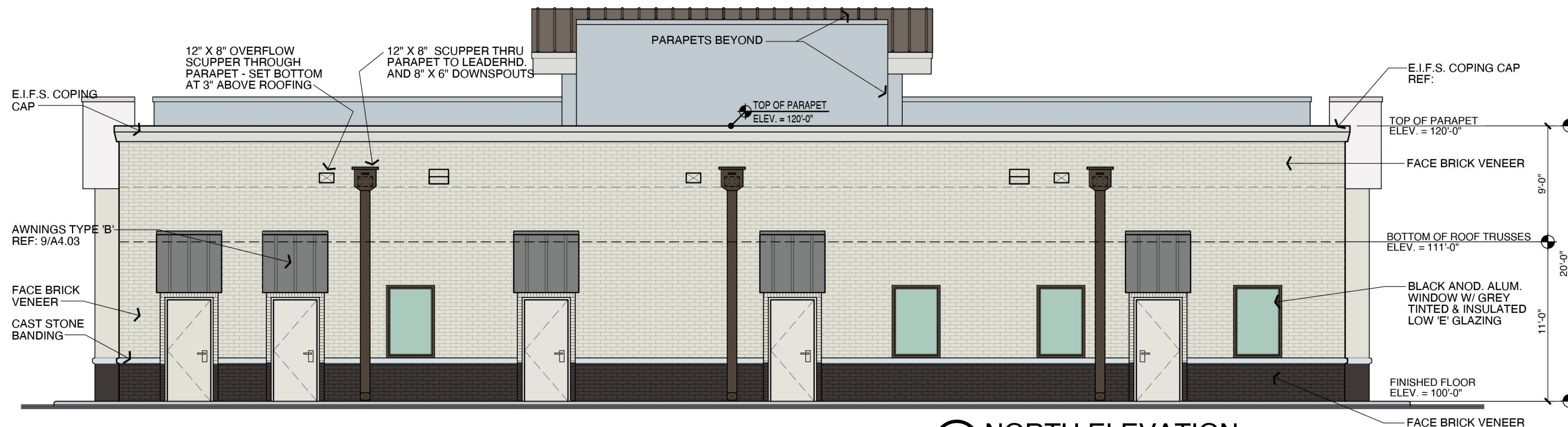
BUILDING DIMENSIONS: MAIN BUILDING - 85'-8" WIDE x 82'-0" DEEP
4,385 SQFT

MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 26'-0"

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
- AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

MATERIALS LEGEND

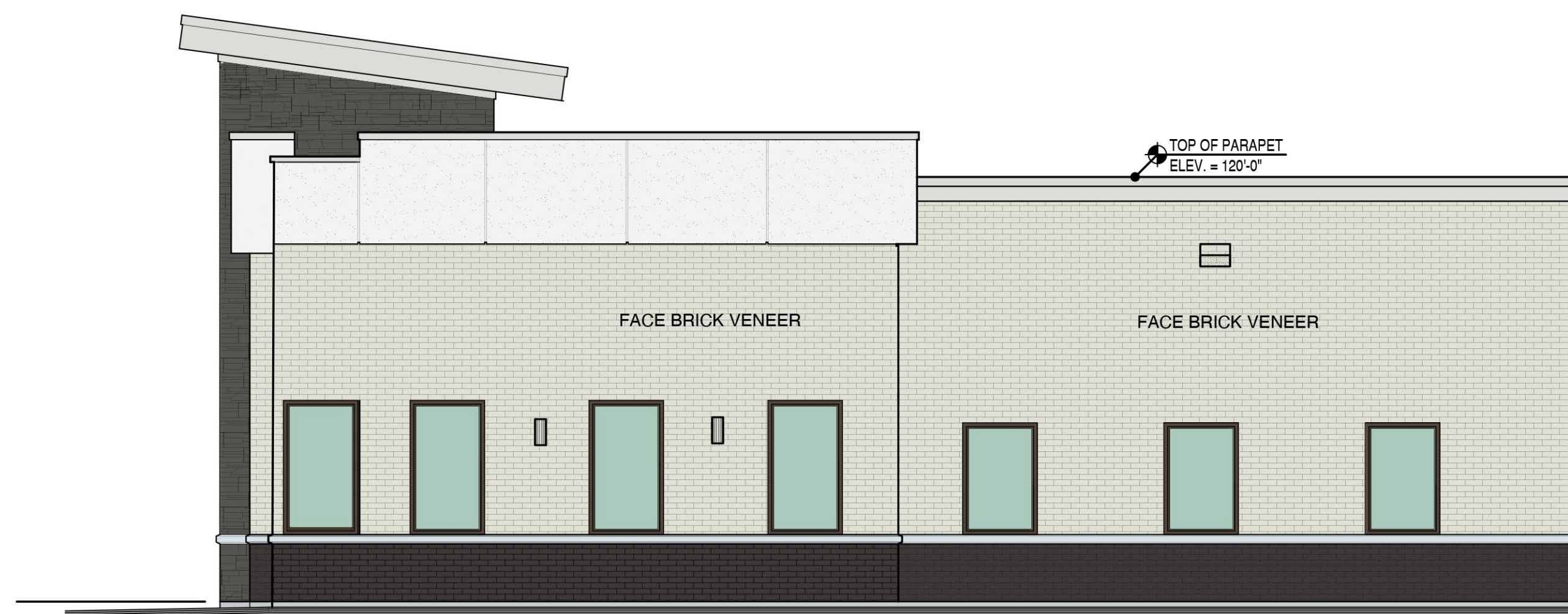
- BR1: "ONYX" SMOOTH HERBON BRICK MODULAR, DARK BRICK SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS / NO. SN1 "GLAZED WHITE" SMOOTH FINISH
- ST1: ACME - M STONE "HARAPPA GOLD" SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (CEDAR) ACCENT
- BLACK ANODIZED ALUMINUM GLAZING: LOW-E GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6865 "CACHET CREAM" CORNICE
- SHERWIN WILLIAMS - SW 7008 "EXTRA WHITE" E.I.F.S. COPING CAPS



4 NORTH ELEVATION

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

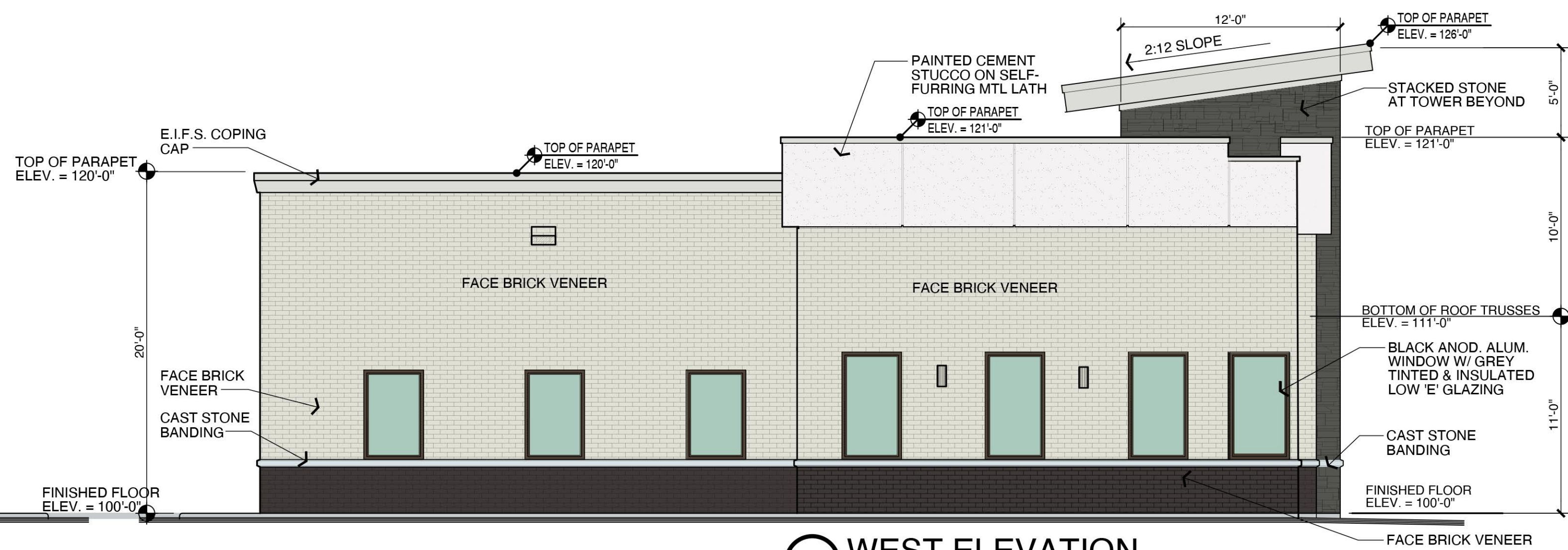
1 FM720 PO ELEV 1.DWG



3 EAST ELEVATION

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

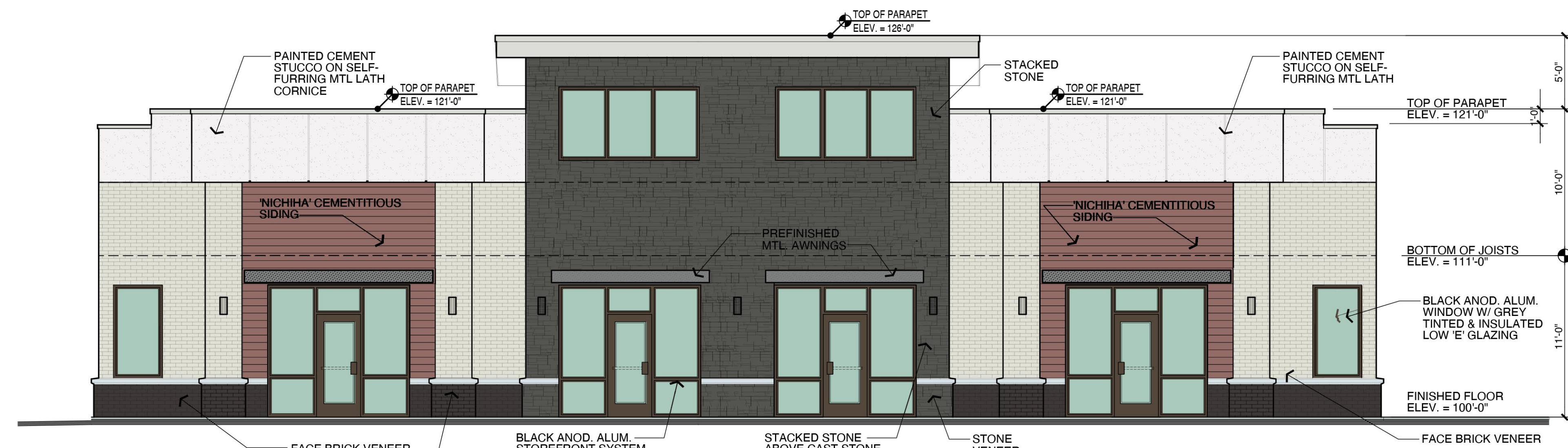
1 FM720 PO ELEV 1.DWG



2 WEST ELEVATION

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

1 FM720 PO ELEV 1.DWG



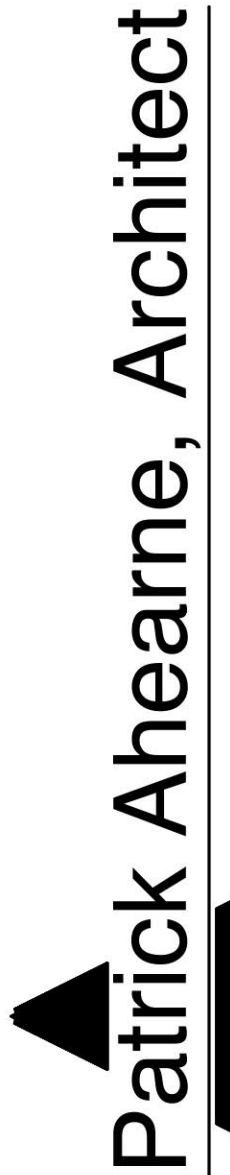
1 FRONT (SOUTH) ELEVATION

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

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICKSTONE VENEER: 880 SQFT 63%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 1,210 SQFT 91%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
NICHHA CEMENTITIOUS SIDING: 226 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL TWO OPENINGS: 1,536 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 20%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,820 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT

ISSUED FOR OWNER REVIEW & PRELIMINARY PRICING ONLY



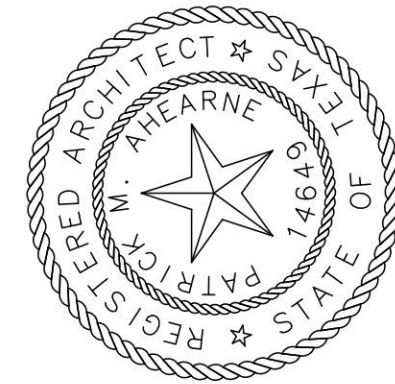
A New Office / Medical Building 2 for:
The FM720 Little Elm Development
2135 OAK GROVE
Little Elm, Texas

DATE: JUNE 28, 2023
JOB NO: 23 720 LELM 0206
DRAWN: PMA
CHECKED: PMA

[illegible]

A3.01

FACADE CALCULATIONS:		NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS							
FRONT / SOUTH ELEVATION:		WEST ELEVATION:		EAST ELEVATION:		NORTH ELEVATION:			
FACE BRICKSTONE VENEER:	960 SQFT 60%	FACE BRICKSTONE VENEER:	934 SQFT 81%	FACE BRICKSTONE VENEER:	934 SQFT 81%	FACE BRICKSTONE VENEER:	1,310 SQFT 91%		
PAINTED CEMENT STUCCO:	290 SQFT 19%	PAINTED CEMENT STUCCO:	158 SQFT 13%	PAINTED CEMENT STUCCO:	158 SQFT 13%	PAINTED CEMENT STUCCO:	0 SQFT 0%		
CAST STONE BANDING:	40 SQFT 3%	CAST STONE BANDING:	30 SQFT 3%	CAST STONE BANDING:	30 SQFT 3%	E.I.F.S. COPING CAP & TRIM:	85 SQFT 6%		
WICHITA' CEMENTITIOUS SIDING:	226 SQFT 15%	E.I.F.S. COPING CAP & TRIM:	36 SQFT 3%	E.I.F.S. COPING CAP & TRIM:	36 SQFT 3%	CAST STONE BANDING:	40 SQFT 3%		
FACADE TOTAL TWO OPENINGS:		FACADE TOTAL TWO OPENINGS:		FACADE TOTAL TWO OPENINGS:		FACADE TOTAL TWO OPENINGS:			
1,536 SQFT		1,158 SQFT		1,158 SQFT		1,435 SQFT			
DOORS / WINDOWS:		DOORS / WINDOWS:		DOORS / WINDOWS:		DOORS / WINDOWS:			
384 SQFT 20%		112 SQFT 9%		112 SQFT 9%		105 SQFT 7%			
FACADE TOTAL:		FACADE TOTAL:		FACADE TOTAL:		FACADE TOTAL:			
1,620 SQFT		1,270 SQFT		1,270 SQFT		1,615 SQFT			



Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 1 for:
The FM720 Little Elm Development
2135 OAK GROVE
Little Elm, Texas

DATE: JUNE 28, 2023
JOB NO: 23 720 LELM 0206
DRAWN: PMA
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, LLC
15700 PLEAT LEAF ROAD
FRIEDRICH, TEXAS 75044
TELEPHONE: (817) 988-8818
CONTACT: KRISHNA KATTEPALU

APPLICANT: KIRKMAN ENGINEERING
500 STATE HIGHWAY 121
COLLEYVILLE, TEXAS 76034
TELEPHONE: (817) 488-4425
CONTACT: SHAWN WALDO, P.E.
shawn.waldo@kirkmaneng.com

ARCHITECT: PATRICK AHEARNE, ARCHITECT
814 WIND ELM DRIVE
ALLEN, TX 75002
TELEPHONE: (214) 673-0054
LICENSING NO. 14682
CONTACT: PATRICK AHEARNE
patricka2@gmail.com

BUILDING DIMENSIONS: MAIN BUILDING - 83'-8" WIDE x 62'-0" DEEP

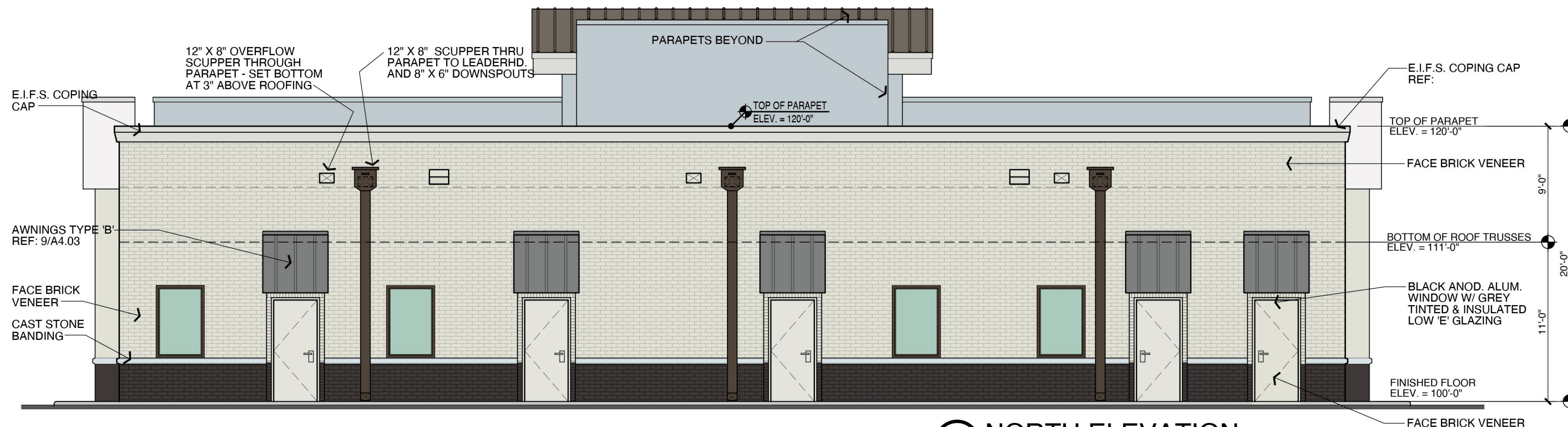
4.88 SOFT

MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 36'-0"

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

MATERIALS LEGEND

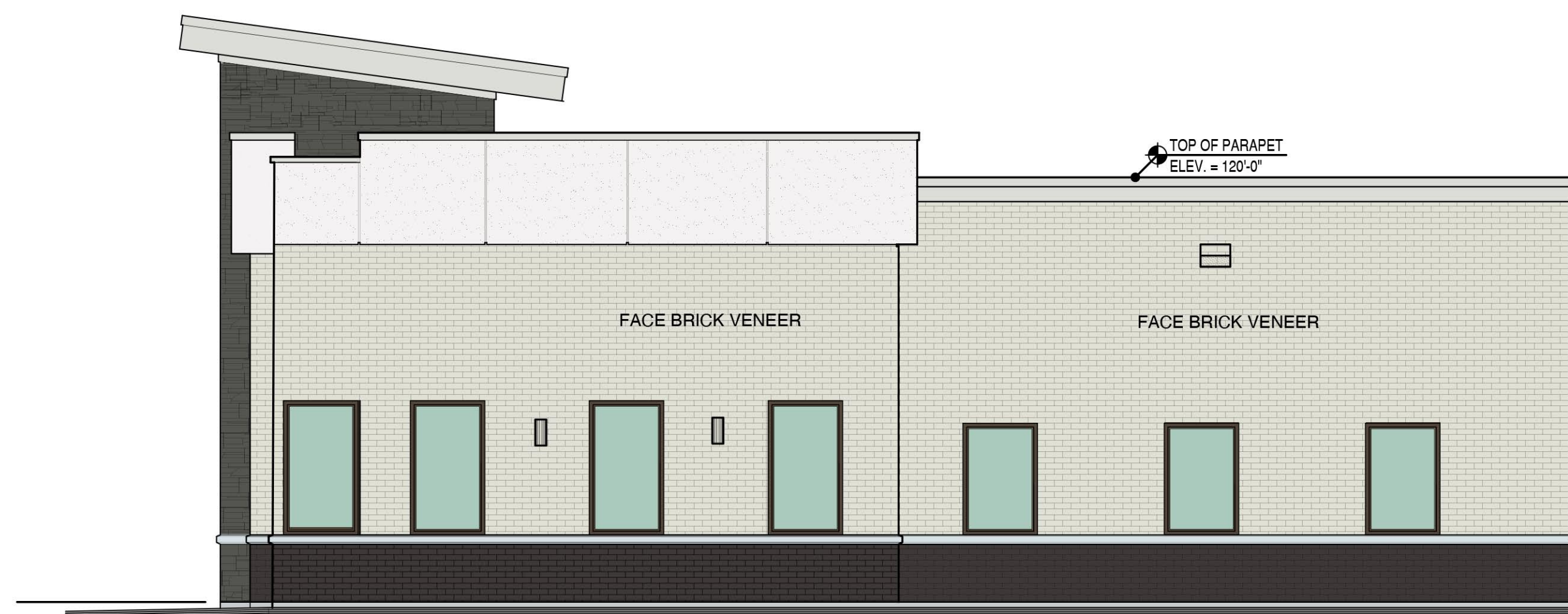
	BR1: 10MM X 10MM SMOOTH HERBON BRICK MODULAR - DARK BRICK SMOOTH FINISH
	BR2: ENDICOTT CLAY PRODUCTS / NO. 301 'SLACED WHITE' SMOOTH FINISH
	ST1: ACME - M STONE 'HARAPPA GOLD' SLACKSTONE
	CFB: CEMENTITIOUS FIBER BOARD NICHIHA VINTAGEWOOD (CEDAR) ACCENT
	BLACK ANODIZED ALUMINUM GLAZING: LOW-E GREY TINTED
	PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - 'SW 695' 'CACHET CREAM' CORNICES
	SHERWIN WILLIAMS - 'SW 7008' E.I.F.S. COPING CAPS 'EXTRA WHITE'



4 NORTH ELEVATION

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

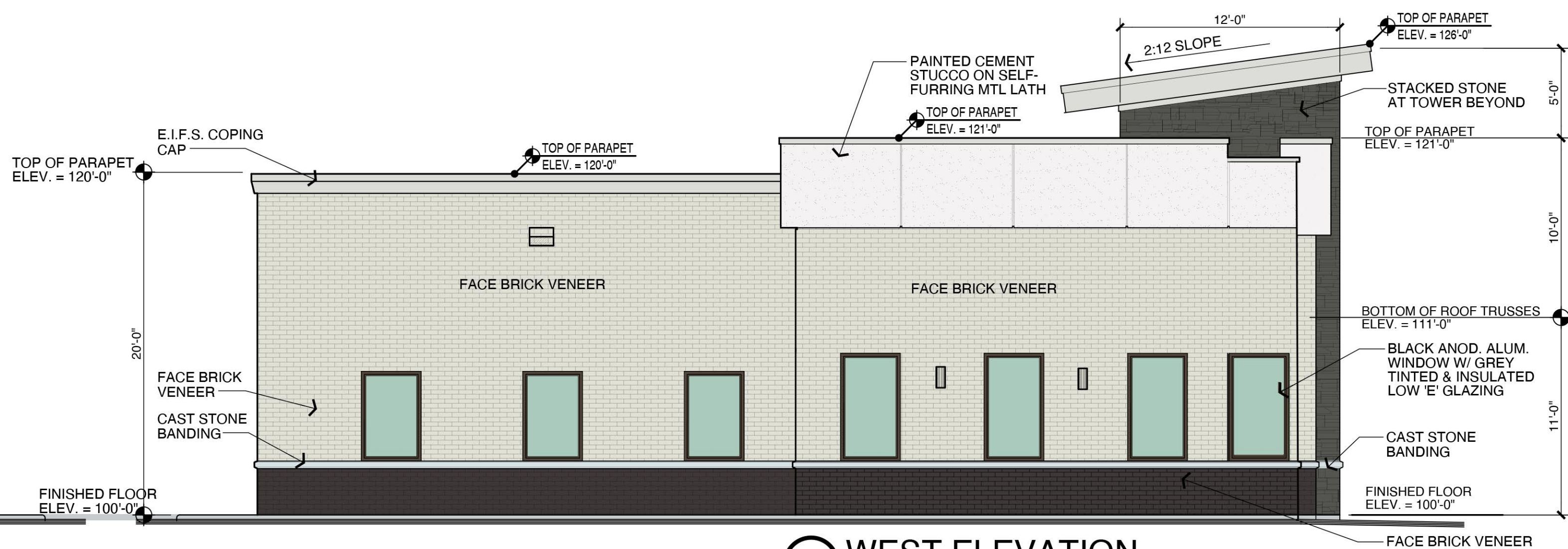
1 FM720 PO ELEV 1.DWG



3 EAST ELEVATION

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

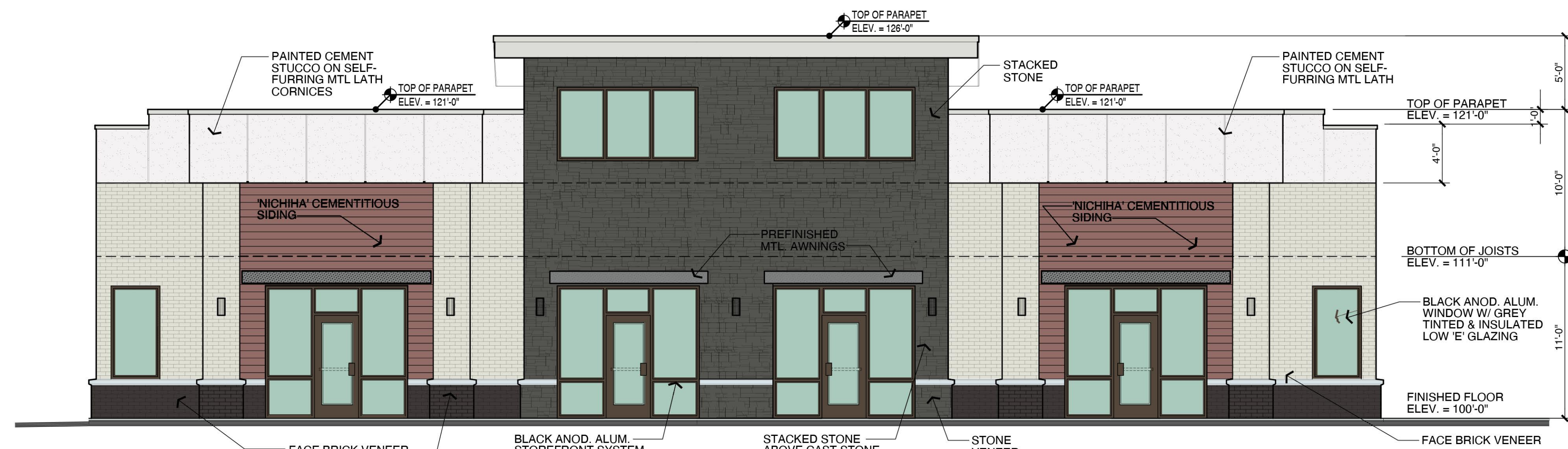
1 FM720 PO ELEV 1.DWG



2 WEST ELEVATION

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

1 FM720 PO ELEV 1.DWG



1 FRONT (SOUTH) ELEVATION

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

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION:	NORTH ELEVATION:
FACE BRICK/STONE VENEER: 980 SQFT 63%	FACE BRICK/STONE VENEER: 834 SQFT 81%	FACE BRICK/STONE VENEER: 834 SQFT 81%	FACE BRICK/STONE VENEER: 1,210 SQFT 81%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
'NICHHA' CEMENTITIOUS SIDING: 228 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL W/O OPENINGS: 1,538 SQFT	FACADE TOTAL W/O OPENINGS: 1,158 SQFT	FACADE TOTAL W/O OPENINGS: 1,158 SQFT	FACADE TOTAL W/O OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 20%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,920 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT

MATERIALS LEGEND

BR1: "ONYX" HERBON BRICK
MODULAR - DARK BRICK
SMOOTH FINISH



BR2: 'ENDICOT' CLAY PRODUCTS
NO. SN1 "GLAZED WHITE"
SMOOTH FINISH



ST1: ACME M STONE - "HARAPPA GOLD"
SLACKSTONE

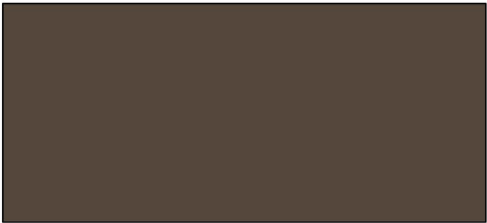


CFB: CEMENTITIOUS FIBER BOARD
NICHHA VINTAGEWOOD (CEDAR)
ACCENT

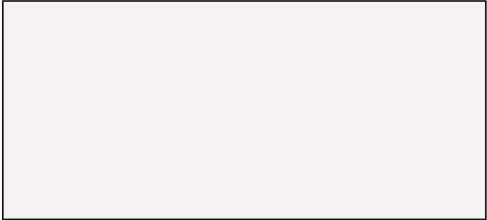


SF1: STOREFRONT / AWNINGS
& CANOPIES: BLACK ANODIZED ALUM.

GLAZING: LOW-E - GREY TINTED



PA1: EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 6365
"CACHET CREAM" CORNICES



PA2: EXTERIOR PAINT - E.I.F.S. COPING
CAPS - SHERWIN WILLIAMS -
SW 7006 - "PASSIVE GREY"



FM270 PREMIERE OAKS PROJECT

OFFICE BUILDINGS 1 - 3 & RETAIL BUILDINGS 1 - 2: