



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

October 19, 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. **5:45 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 October 5, 2023, Regular Planning and Zoning Commission Meeting Minutes.
2. **FINAL PLAT/ Lake Pointe (FP-23-02563)** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 77.030 acres, situated in the Marsella Jones Survey, Abstract No. 66, T. Rodriguez Survey, Abstract No. 1068, and J.M. Mcneil Survey, Abstract 884, within Little Elm's Town Extraterritorial Limits, in order to establish 222 residential lots, 15 open space lots, and necessary right-of-way and easements necessary for development.
  - Presentation
  - Discussion
  - Consideration

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
  - Continue Public Comment

- Close Public Hearing
- Discussion and Recommendation

2. **PUBLIC HEARING/ Alta 380 Planned Development Amendment (PD-23-03411).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards through Ordinance No. 1589, as amended by Ordinance No. 1713, generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to amend the existing concept plan to provide for modifications to the internal site layout.

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

3. **PUBLIC HEARING/ Lakeside Shops and Business Park Amendment (PD-23-04008).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately five acres of land, currently zoned as Planned Development, based on Light Commercial Standards, through Ordinance No. 1477, generally located 300 feet east of the intersection of Old Highway 24 and Oak Grove Parkway, within Little Elm's town limits, in order to amend the permitted uses within the Planned Development District.

- 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 16th, 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.

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Brian Salvesen - Senior Planner



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/19/2023

## OVERVIEW

<b>Project</b>	Adoption of the October 5, 2023 Planning & Zoning Commission Meeting Minutes
<b>P&amp;Z Hearing</b>	10/19/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	N/A
<b>Current Zoning</b>	N/A
<b>Proposed Use</b>	N/A
<b>Existing Use</b>	N/A
<b>Future Land Use Plan Designation</b>	N/A
<b>Applicant</b>	N/A
<b>Owner</b>	N/A
<b>Strategic Goal</b>	

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### Agenda Item

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

### Location

N/A

### Planning Analysis

N/A

### Recommended Action

Staff recommends approval of the minutes.

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### Attachments

Meeting Minutes 10 05 23

# DRAFT



## Minutes

Town of Little Elm

### PLANNING & ZONING COMMISSION

Regular Meeting

Thursday, OCTOBER 5, 2023 - 7:00 pm

Present: Jack Skinner, Commissioner; Stephen Horn, Commissioner; Brent Thibeaux, Commissioner; Michael Bell, Chairman; Ron Trees, Vice Chairman; Robert Martin, Commissioner; Deb Cadet, Alternate Commissioner; Chip Norman, Alternate Commissioner

Absent: Tom Ocelli, Commissioner

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

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

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

#### 3. **Roll Call**

Staff conducted roll call. Due to a limitation of 7 votes per section 106.02.01 of Town Code, Alternate Commissioner Chip Norman was present, but not voting.

#### 4. **Consent Agenda**

Motion by Commissioner Jack Skinner, seconded by Commissioner Brent Thibeaux

AYE: Commissioner Jack Skinner, Commissioner Stephen Horn, 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 21, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Agenda item approved in consent agenda motion.



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

This item was pulled off consent since there were community members who wanted to speak on this item.

Staff presented the agenda item.

Ken Eaken, is a resident at 1209 Shell Beach Dr, Little Elm, TX 75068. He wanted to understand the intention for Lot 1 R Block A and Lot 2 Block A.

- The applicant was not present to answer the residents question. Staff clarified that the property has a Planned Development and there is a concept plan. Most of the land in the southernmost lot, between two residential properties falls in the 537 line, meaning that it is not developable.

Motion: Approve the agenda item as presented by staff.

Motion by Commissioner Robert Martin, seconded by Commissioner Brent Thibeaux

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

**7 - 0 Passed - Unanimously**

## 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

Chairman Michael Bell opened Public Hearing at 6:07pm.

Motion: Leave Public Hearing open until October 19th, 2023 and approve the applicant's extension request extending the item to the October 19th, 2023 regular Planning and Zoning meeting.

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

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

**7 - 0 Passed - Unanimously**

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

Chairman Michael Bell opened Public Hearing at 6:09pm.  
Public Hearing closed at 6:09pm.

Motion: Approve agenda items with the following conditions.

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

Motion by Commissioner Jack Skinner, seconded by Commissioner Brent Thibaux

AYE: Commissioner Jack Skinner, Commissioner Stephen Horn, 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

Staff presented agenda items.

Chairman Michael Bell opened Public Hearing at 6:12pm.

Resident Steven Petrasic from 1409 Vanish Pt Little Elm, TX 75068 requested that the Town of Little Elm notify HOA's when a replat is occurring within the HOA subdivision.

Public Hearing closed at 6:12pm

Motion: 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.

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

AYE: Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, 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 agenda item.

Commissioner Trees asked if they still met the parking requirements.

Chairman Michael Bell opened the Public Hearing at 6:20pm

The following residents:

Sateesh Chandrasekaran, 2337 Covey Ct.  
Sanjeev Varshney, 2349 Willow Garden Dr.  
Carrie Arfa, 2137 Chapman Ln.  
Sekhar Santiago, 2337 Willow Garden Dr.  
Jayanth Gade, 2144 Chapman Ln.  
Ahmed Soliman, 2341 Willow Garden Dr.  
Mahesh Vankayala, 2132 Sumard Dr.

were present to express concerns about the following topics:

- Noise nuisance from the Drive-Thru
- Odor nuisance
- Operation hours
- Traffic Concerns
- Screening Wall

Public Hearing closed at 6:29pm.

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 property owner, Dilip Daruru with Ridge Realty Partners was also present

Mitch Haug, Civil Engineer for the Town, was present with the Town of Little Elm was there to answer traffic related questions.

Chairman Bell did not support the drive-thru concept due to the traffic flow and noise.

Commissioner Horn did not support the proposal because he believed that there is too much happening in the location, he does not see a drive-thru use happening there.

Commissioner Skinner did not support the proposal because he preferred a daytime use for that the business.

Commissioner Trees did not support the proposal because he would not want this proposal adjacent to his home.

Motion: Deny agenda item as presented by staff.

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

AYE: Commissioner Jack Skinner, Commissioner Stephen Horn, 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**

Staff will look into having a police officer during the meeting.

Discussion of scheduling potential Chair and Vice-Chair election on November 16th, 2023.

7. **Adjourn**

Meeting adjourned at 6:57pm.



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/19/2023

## OVERVIEW

<b>Project</b>	FINAL PLAT/ Lake Pointe (FP-23-02563)
<b>P&amp;Z Hearing</b>	10/19/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 77.030 acres
<b>Current Zoning</b>	Extraterritorial Jurisdiction
<b>Proposed Use</b>	Residential
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Ranchette Residential
<b>Applicant</b>	Kirby Jones, Petit Engineering
<b>Owner</b>	Paloma South LP
<b>Strategic Goal</b>	

## Agenda Item

**FINAL PLAT/ Lake Pointe (FP-23-02563)** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 77.030 acres, situated in the Marsella Jones Survey, Abstract No. 66, T. Rodriguez Survey, Abstract No. 1068, and J.M. Mcneil Survey, Abstract 884, within Little Elm's Town Extraterritorial Limits, in order to establish 222 residential lots, 15 open space lots, and necessary right-of-way and easements necessary for development.

- Presentation
- Discussion
- Consideration

## Location

Generally located on the southwest corner of Izzy Lane and Gammon Road, within Little Elm's Extraterritorial Jurisdiction.

## Planning Analysis

The applicant is still working to bring the plat within compliance of the Town's subdivision ordinance and has requested an extension to the November 2nd Regular Planning and Zoning Commission meeting.

## Recommended Action

Staff recommends approval of the applicant's requested extension to the November 2nd Regular Planning and Zoning Commission meeting.

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# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/19/2023

## OVERVIEW

<b>Project</b>	PUBLIC HEARING/3573 Pinnacle Bay (RP-23-03501)
<b>P&amp;Z Hearing</b>	10/19/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 2.669 acres
<b>Current Zoning</b>	Single Family (A1)
<b>Proposed Use</b>	Single Family (A1)
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Estate Residential
<b>Applicant</b>	Genesis Carrasco, Pioneer 1 Realty
<b>Owner</b>	Eliu Platas
<b>Strategic Goal</b>	

## 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
- Continue 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 not been able to respond to comments, in order to bring the plat document into compliance with the Subdivision Ordinance, in time for staff to review and publish the agenda. The applicant has requested to withdraw the item. The public hearing was previously opened and will need to be continued and closed.

**Recommended Action**

Staff recommend that the Commission accept the withdrawal request.

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# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/19/2023

## OVERVIEW

<b>Project</b>	PUBLIC HEARING/ Alta 380 Planned Development Amendment (PD-23-03411)
<b>P&amp;Z Hearing</b>	10/19/2023
<b>Council Hearing</b>	November 21, 2023
<b>Size</b>	Approximately 35 acres
<b>Current Zoning</b>	Planned Development
<b>Proposed Use</b>	Planned Development (Commercial and Multifamily)
<b>Existing Use</b>	Partially Developed
<b>Future Land Use Plan Designation</b>	Retail/Commercial
<b>Applicant</b>	Sarah Scott, Kimley-Horn and Associates
<b>Owner</b>	Little Elm 380, 2931 Partners LLC
<b>Strategic Goal</b>	

## Agenda Item

**PUBLIC HEARING/ Alta 380 Planned Development Amendment (PD-23-03411).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards through Ordinance No. 1589, as amended by Ordinance No. 1713, generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to amend the existing concept plan to provide for modifications to the internal site layout.

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

## Location

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

## Planning Analysis

**Background.**

The subject property consists of 14 lots in various stages of development, totaling approximately 35 acres. This land was annexed into the Town in 2014, through Ordinance No. 1247. The subject property is currently zoned Planned Development (PD), with both Light Commercial (LC) and Multifamily (MF) base uses, through Ordinance No. 1283, as amended by Ordinance No. 1589 in 2021. The property is located within the Town's U.S. 380 Overlay District.

Originally, the existing PD was envisioned as a large-scale mixed-use development, providing for multifamily residential along the norther and western portion, utilizing the remainder of the land for retail/commercial uses anchored by a large big-box tenant. The overall PD area had been subdivided into several parcels, and the remaining undeveloped commercial tracts sold off. The land within the PD currently contains a recently completed, approximately 10-acre, multifamily community development in the northwestern quadrant, a gas station and Brakes Plus on the southeastern corner, at Highway 38 and FM 2931, and a Specific Use Permit (SUP) for a drive-thru restaurant that's currently under construction along the southern boundary, fronting Highway 380. The Hillstone Point Residential Subdivision is adjacent to the north and west boundaries. The Town Limits with Providence Village is on the eastern boundary. And to the south is Highway 380, with Agricultural zoned land on the south side.

The original concept site plan depicted multiple pad sites along the road frontages of Highway 380 and FM 2931 and a "big box" retail in the center of the property, with access lanes throughout the site.

In March 2022, the property owner of the largest, internal commercial tract, submitted a rezoning request to amend the existing PD in order to further subdivide into several parcels and sell them off for individual development, primarily for office uses, as well as a Montessori school. This request was denied by the Planning and Zoning Commission due to not meeting the original intent of the PD.

Since the denial, the property owner has committed to searching for a big box tenant for this property without any traction. Due to existing and new development in proximity to this property, there has not been any interest from big box tenants to locate on this specific property. Therefore, in coordination with Staff and the EDC, the property owner has been exploring other possible anchor tenants that could still meet the intent of the PD. The property owner has found potential interested tenants for hotel uses and mid-size retailers; this however, slightly alters the concept site plan in the original PD.

**Proposal.**

The applicant is proposing to amend the concept site plan in the original PD, allowing the subdivision of the largest interior commercial tract into four smaller commercial tracts. The applicant's proposal includes a sidewalk concept plan to ensure the site provides easy pedestrian access and connectivity, and a planting plan for the detention pond on the northeast corner of the site.

**Uses.**

The primary purpose of this concept plan revision is to change the interior lot to allow for multiple buildings of a smaller footprint, with two hotels as the primary tenants. There are three types of hotel uses in the Town's Use Chart. The three are described below:

*Hotel, Full Service* would be allowed by right. A full service hotel is considered a top tier hotel in terms of amenities and service provided to the clientele. (See section 106.05.02.2(m), "hotel, full-service" for regulations)

Section 106.05.02 of Town Code states that all of the following should be included as amenities at a Full Service Hotel:

- a. A minimum of 80 guest rooms and/or suites;
- b. A minimum of 4,000 square feet of meeting room space;
- c. A minimum of one restaurant that provides three meals per day with on-site preparation and service provided by wait staff, hostesses, etc. and seating for a minimum of 30 customers;

- d. Guest room access from an interior hallway;
- e. Minimum of 800 square feet of pool surface area; and
- f. Attached covered drive-through area adjacent to the hotel lobby or reception area.

*Hotel, Limited Service* would require a Specific Use Permit (SUP). A limited service hotel provides travelers an economical choice with fewer amenities than a full-service hotel. (See section 106.05.02.2(n), "hotel, limited-service" for regulations)

Section 106.05.02 of Town Code states that all of the following should be included as amenities at a Limited Service Hotel:

- a. A minimum of 700 square feet of meeting room space;
- b. Limited food and beverage service, but including breakfast buffet service;
- c. Guest room access from an interior hallway;
- d. Minimum of 400 square feet of pool surface area; and
- e. Attached covered drive-through area adjacent to the hotel lobby or reception area.

*Hotel, Extended Stay* would require a SUP. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone are provided. Residence hotel room units are designed to be suitable for long term occupancy with financial consideration typically being calculated on a weekly and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities, and external doorways into room units. (See section 106.05.02.2(l), hotel, extended stay" for regulations)

Section 106.05.02 of Town Code states that all of the following should be included as amenities at a Extended Stay Hotel:

- a. A minimum of 80 guest rooms and/or suites;
- b. Guest room access from an interior hallway;
- c. Laundry facilities adequate to serve the residents at full capacity;
- d. Playground equipment and open space as determined by the director; and
- e. Minimum of 800 square feet of pool surface area;

### **Zoning Standards.**

This is only a concept plan amendment, the zoning standards for site development within this PD must follow the Light Commercial zoning and site development standards. Therefore, should an Extended Stay Hotel, or Limited Service Hotel, apply for a permit at this site, it will need to obtain a SUP.

### **Design Standards.**

There are no new proposed design standards in this PD proposal.

### **Landscaping Standards.**

The applicant is adding a planting plan for landscaping that will help enhance the detention pond in the northeast corner of the site, which was initially intended to be a commercial lot. The existing detention pond was approved without any landscaping and will now be required conform to Town Landscape standards, per the included landscape setback waivers in the original PD.

### **Parking.**

This is only a concept plan, any development will be required conform to Town's Parking standards, except for the existing PD waiver allowing 9 feet x 20 feet parking space.

### **Subdivision.**

The replat of this site will still have to meet all subdivision ordinances, approval of this concept plan does not approve the layout of public facilities, easements, exact lot lines, or any other aspect of subdivision plat review.

**Signage.**

The property owner has included clauses in deeds on certain lots for signage along the right of way which will allow for multi-tenant signs the businesses within the entire development. The newly created internal commercial tenants will be allowed to locate their signage on multitenant monument signs, on either Lot 7 or Lot 10, of the existing subdivision plat. The proposed signs will otherwise be required to meet all Town Standards in Chapters 86 and 106.

**Fire and Engineering.**

Proposed concept 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.**

This concept plan amendment aligns with the comprehensive plan for the area, which has a primary goal of creating a strong commercial corridor along Highway 380.

**Recommended Action**

The U.S. 380 Overlay District (380-OD) is identified in the 2017 Comprehensive Plan as the Town's major commercial hub for employment, and provides enhanced regulations to stimulate high-quality employment opportunities in this area. The intent of this district is to promote the economic development of the area, promoting a job base for the residents of Little Elm, and to regulate the character of growth along the 380 Corridor.

Retail development in key identified areas is important along this corridor, especially given the future development across US 380. Based on the previously approved PD concept plan, the commercial tract in its entirety was envisioned as a large unified retail/commercial development with a big box anchor tenant.

The intent of the current property owner is to subdivide the largest interior commercial tract into four lots for individual development. Over the last two years, the property owner has struggled to find an appropriate big-box tenant and with Staff and EDC coordination is requesting an alternative that could still meet the intent of the original PD. Staff believes that given the lack of interest from big-box tenants, providing two hotel tenants, a mid-size retailer, and another retail/commercial lot still aligns with the commercial uses envisioned for this PD, as well as the 380 District. The property owner has the potential hotel and mid-sized retail tenants ready to move forward if this amendment is approved and they are aware of, and ready to meet, the Town's site development requirements.

The original vision for this property was to develop in its entirety as retail/commercial as a trade-off for the two multifamily developments to the north and west. When the development of the multifamily components commenced and a regional detention area was identified in the northeast corner, this decreased the retail/commercial component by 1.91 acres. In an effort to make up for the loss of potential retail/commercial land, Staff believes the detention pond should be utilized as a feature of the overall development. This means providing enhanced landscaping, trail around the pond, a water feature, and other amenities such as benches and/or pavilions. This has been typical practice with most PD requests, where appropriate, where the developer was required to improve the detention area to provide amenitized open space. It should be noted that this is a regional detention pond, the maintenance costs of which are shared across all properties utilizing it. Additionally, the detention pond has already been built, with the previous property owner, the multifamily developer, incurring the costs of construction. While the applicant has proposed to plant trees around the detention pond as part of this request, Staff believes it would be appropriate to explore additional improvements to really make this a feature for the overall retail/commercial development.

Staff recommends to Planning and Zoning Commission review the request based on the impact and suitability of the proposed changes within the context of the existing area and whether the revised concept plan meets the overall vision for the Town, as well as the 380 District.

If the Planning and Zoning Commission considers approval of this PD request, Staff requests that a condition be added, to provide additional revisions to the PD Standards to include the following language regarding sign requirement and detention/retention area requirements, to reflect the proposed planting plan and provide additional improvements:

- Interior commercial lots can utilize future multitenant monument signs located on either Lot 7 or Lot 10, of the existing subdivision plat. The proposed signs for all lots will otherwise be required to meet all Town Standards in Chapters 86 and 106.
- Detention/Retention areas along a right-of-way shall include a water feature and shall be amenitized on three sides with improvements. A bench, shaded seating structure or pavilion constitutes an improvement. A paved walking path must be provided surrounding the area and connecting to existing sidewalks along the right-of-way and pedestrian paths within the development. Tree planting shall be provided as shown on the Planting Concept Plan. All landscaping within these areas shall be irrigated and shall comply with the Zoning Ordinance, as it exists or may be amended in accordance with the standards in effect at the time of development or requested change.
- Detention/Retention planning and improvements shall be provided at the time of Site Development Permitting of first of the two commercial lots along the northernmost boundary, intended for hotel development.

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### **Attachments**

Location Map

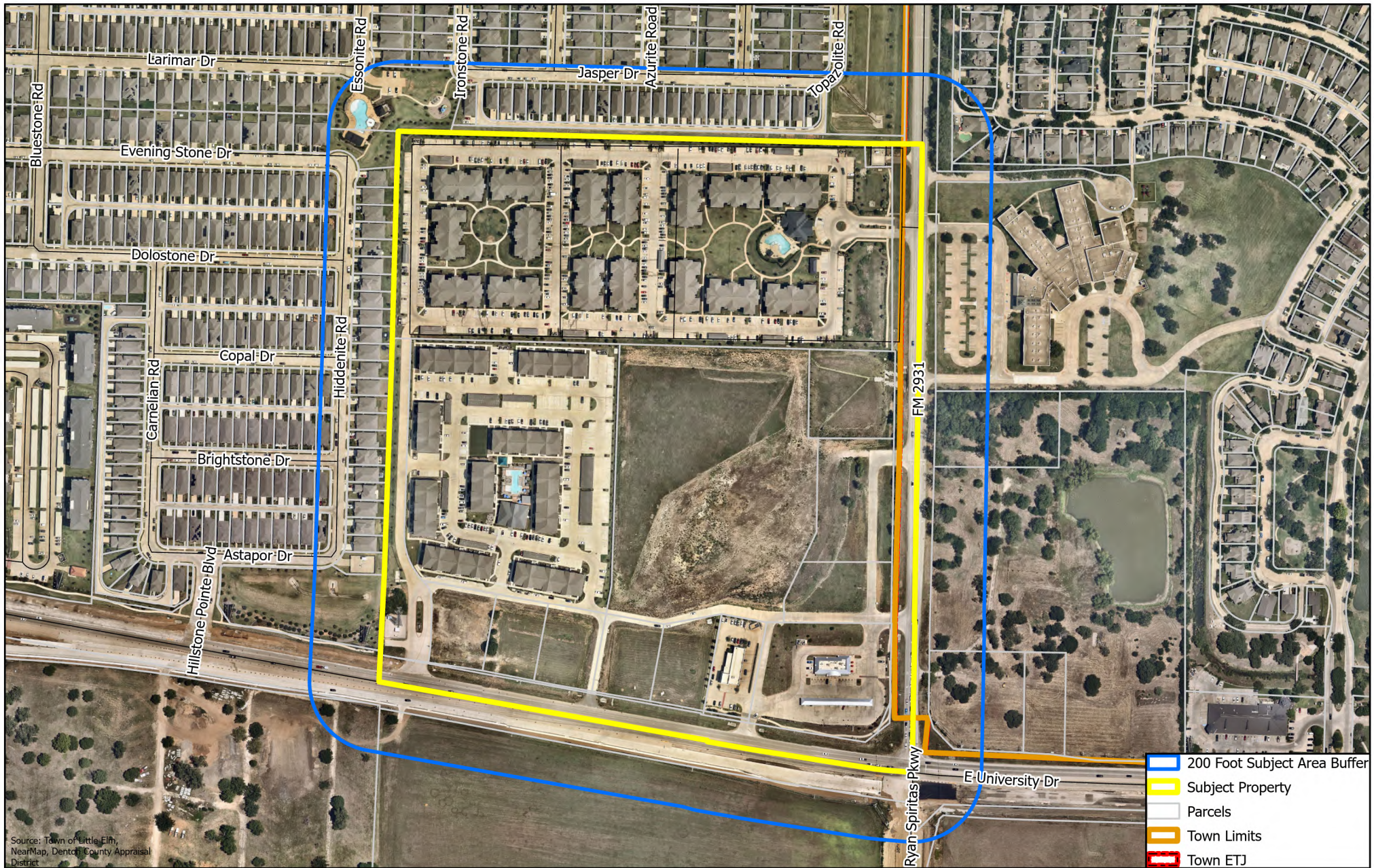
Ordinance 1589

Proposed Concept Plan Amendment

Proposed Concept Plan Amendment with Sidewalks

Detention Pond Landscape Plan

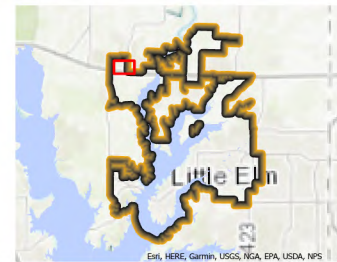
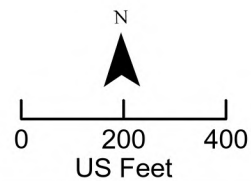




Alta 380 (PD-23-03411)  
Little Elm, TX 75068

**Town of Little Elm**  
**Denton County, Tx**

Date: 10/9/2023



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.



## ORDINANCE NO. 1589

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

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

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

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

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

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

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

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

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

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

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

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

## **General Regulations**

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

## **Commercial Tracts**

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

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

## **Multi-family Tracts**

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

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



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

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

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

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

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

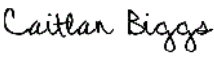
**SECTION 8. REPEALER.** That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

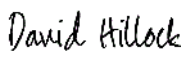
**SECTION 9. EFFECTIVE DATE.** Upon adoption, this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

**PASSED AND APPROVED** by the Town Council of the Town of Little Elm, Texas on the 5<sup>th</sup> day of January, 2021.

**ATTEST:**

**The Town of Little Elm, Texas**

DocuSigned by:  
  
13D40235A2334C5...  
Caitlan Biggs, Interim Town Secretary

DocuSigned by:  
  
89F45A73F0884AF...  
David Hillock, Mayor



## Town Council Meeting

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

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### AGENDA ITEM:

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

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

### DESCRIPTION:

#### Location

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

#### Planning Analysis

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

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

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

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

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

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

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

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

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

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**Attachments**

Ordinance 1589 - Provident PD Amendment

Location Map - Provident PD Amendment

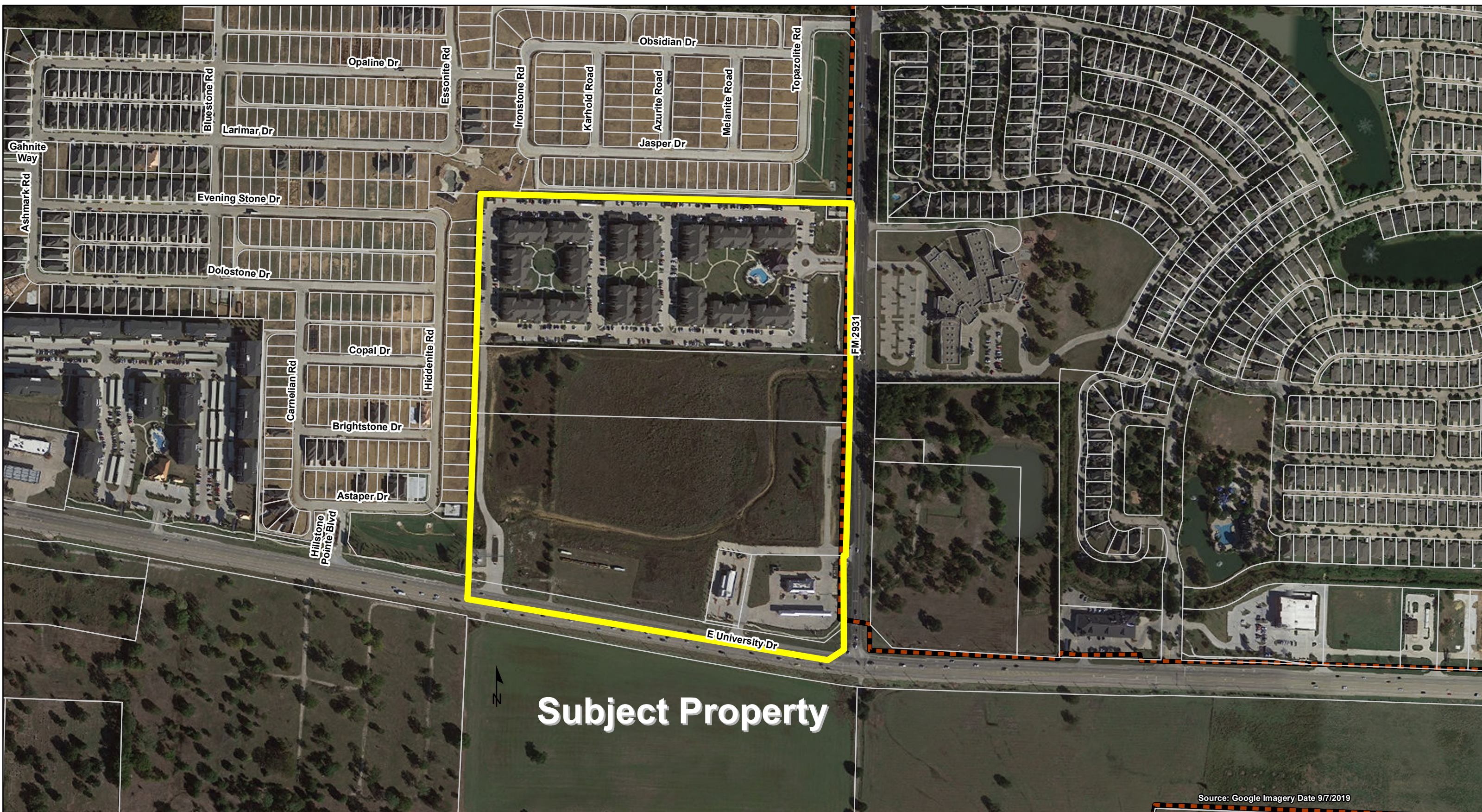
Timeline - Provident PD Amendment

Conceptual Exhibit - Provident PD Amendment

PD Stipulations - Provident PD Amendment

Ordinance No. 1283 - Provident PD Amendment





Source: Google Imagery Date 9/7/2019



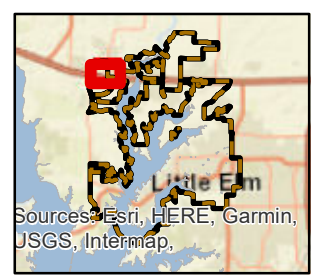
**Providence Village Commercial  
Planned Development**



**Legend**

- Subject Property
- Parcels
- Town Limits

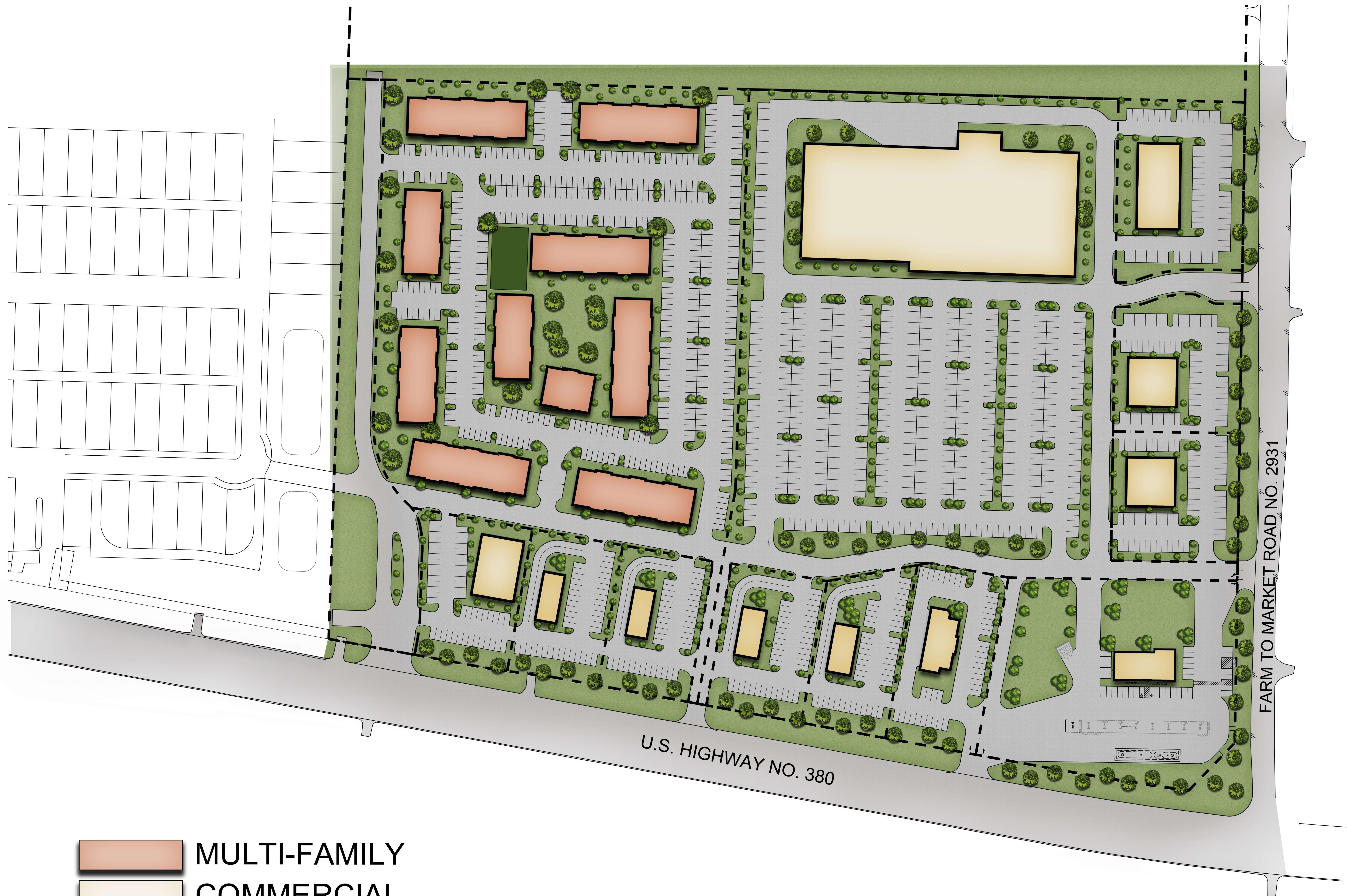
**Location Map**



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

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





MULTI-FAMILY  
 COMMERCIAL

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





## General Regulations

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

## Commercial Tracts

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

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

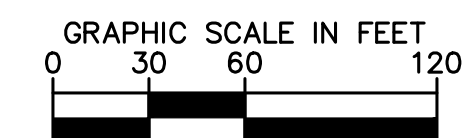
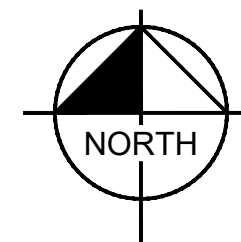
## Multi-family Tracts

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

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

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





LEGEND

- PROPOSED DETENTION POND
- PROPOSED BUILDING
- PROPERTY LINE
- POND
- COMMERCIAL
- MULTI-FAMILY

NOTE:

THIS CONCEPT PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND DOES NOT SERVE AS A SITE PLAN. ULTIMATE BUILDING SIZE, PARKING SPACE PROVISION, AND LANDSCAPING TO BE DETERMINED AT THE TIME OF PERMITTING.

FM NO. 2931  
(A VARIABLE WIDTH RIGHT-OF-WAY)

U. S. HIGHWAY NO. 380  
(A VARIABLE WIDTH RIGHT-OF-WAY)

# US 380 & FM 2931

Little Elm, TX  
September 2023

DWG NAME  
LAST SAVED

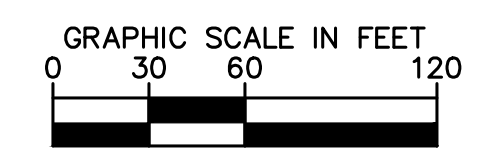
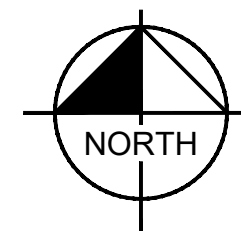
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10/2/2023 4:49 PM

**Kimley»Horn**

13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
(972) 770-1300  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY/COUNTY, ETC.





**LEGEND**

- PROPOSED DETENTION POND
- PROPOSED BUILDING
- PROPERTY LINE
- POTENTIAL PEDESTRIAN PATH
- POTENTIAL STAMPED CONCRETE CROSSWALK
- POND
- COMMERCIAL
- MULTI-FAMILY

**NOTES**

POTENTIAL PEDESTRIAN PATHS SHOWN FOR REFERENCE ONLY. FINAL PEDESTRIAN LAYOUTS WILL BE DETERMINED FOR EACH INDIVIDUAL LOT AND APPROVED BY THE TOWN OF LITTLE ELM

FM NO. 2931  
(A VARIABLE WIDTH RIGHT-OF-WAY)

U. S. HIGHWAY NO. 380  
(A VARIABLE WIDTH RIGHT-OF-WAY)

# US 380 & FM 2931

Little Elm, TX  
September 2023

## Kimley»Horn


13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, Texas 75240  
(972) 770-1300  
State of Texas Registration No. F-928






**LandDesign.**  
5301 ALPHA ROAD, SUITE 24  
DALLAS, TX 75240  
214.785.6009  
WWW.LANDDESIGN.COM

**WOOD PARTNERS**  
5440 HARVEST HILL RD  
SUITE 206  
DALLAS, TX 75230

  
**WOOD**  
PARTNERS

KEY MAP

SEAL



## ISSUE FOR CONSTRUCTION

ALTA 3EIGHTY

WOOD PARTNERS  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS

[illegible]



DESIGNED BY: JW, MD  
DRAWN BY: MD  
CHECKED BY: JW

SCALE

NORTH

VERT: N/A

HORZ: 1"=20'



## PLANTING PLAN

SHEET NUMBER \_\_\_\_\_

SHEET NUMBER

L6-05



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

10/19/2023

## OVERVIEW

<b>Project</b>	PUBLIC HEARING/ Lakeside Shops and Business Park Amendment (PD-23-04008)
<b>P&amp;Z Hearing</b>	10/19/2023
<b>Council Hearing</b>	November 21,2023
<b>Size</b>	Approximately 5 acres
<b>Current Zoning</b>	Light Commercial (LC)
<b>Proposed Use</b>	Planned Development (Light Commercial)
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Neighborhood Retail/Commercial
<b>Applicant</b>	Daniel Kelleher, Lakeside Shops and Business Park, LLC
<b>Owner</b>	Daniel Kelleher, Lakeside Shops and Business Park, LLC
<b>Strategic Goal</b>	

## Agenda Item

**PUBLIC HEARING/ Lakeside Shops and Business Park Amendment (PD-23-04008).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately five acres of land, currently zoned as Planned Development, based on Light Commercial Standards, through Ordinance No. 1477, generally located 300 feet east of the intersection of Old Highway 24 and Oak Grove Parkway, within Little Elm's town limits, in order to amend the permitted uses within the Planned Development District.

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

## Location

Generally located 300 feet east of the intersection of Old Highway 24 and Oak Grove Parkway, within Little Elm's town limits.

## Planning Analysis

**Background.**

The subject property consists of one commercial lot of approximately 5 acres, currently zoned Planned Development - Light Commercial (PD-LC) through Ordinance No. 1477, which was passed in 2018. The property was initially annexed into the Town in 1971, through Ordinance No. 41. The site currently has four buildings under construction, one light commercial retail building in the front of the property, and three office/warehouse buildings in the rear of the property. The surrounding properties to the east and north are zoned Agricultural, the properties to the south and west are zoned Light Commercial.

The Town's Future Land Use Plan (FLUP) for the area was amended to include the results of the West Side Study. The study was adopted in August 2022, four years after the Planned Development for this site was approved. This site, as well as those properties to the south and west, were designated as Neighborhood Retail/Commercial (NRS) in the updated FLUP, envisioning neighborhood level retail and commercial services. The properties to the north and east were designated Neighborhood in the updated FLUP. In the FLUP at the time the original PD was adopted in 2017, the FLUP had the property designated mixed use, at the time, a mix of uses for retail and office/warehouse was within the FLUP's designation of mixed use.

Planned Development - Light Commercial (PD-LC) Ordinance No. 1477 specifically lists the uses allowed by right. It appears the uses were picked from the Light Commercial column of the use chart, which is atypical from how PD ordinances have been written. More recent PD ordinances state that the newly established PD is to follow the uses and standards of the Light Commercial District unless otherwise listed in the ordinance.

As the property is finishing up construction, the property owner is searching for interested tenants to occupy the new buildings. The most recent interested tenant is a dog daycare, with indoor boarding only, which is typically allowed by right within the Light Commercial district. However, because this PD Ordinance specifically lists out the uses, and this use was not listed, the tenant would not be able to locate on this property. The property owner is concerned that this will result in challenges for the development moving forward.

**Proposal.**

The applicant is proposing to amend the existing PD to simply state that all uses allowed by right under the Light Commercial District be included as allowed on this property. Given the PD's allowance for an additional modified use of warehouse/office, at limited capacity, with the back buildings being constructed to accommodate such uses, the applicant is also requesting to add a handful of modified uses with this request.

However, Staff needs additional time to fine tune these modified definitions before feeling comfortable enough to bring them forward.

**Recommended Action**

Staff requests the Planning and Zoning Commission table this item until the November 2nd meeting in order to allow Staff and the applicant to fine tune the modified use definitions to better suite the existing intent of the PD district.

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**Attachments**

Location Map

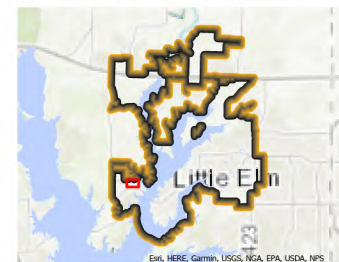
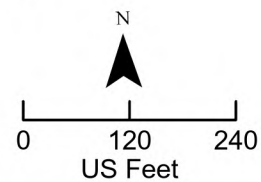




# Lakeside Shops and Business Park (PD-23-04008) Little Elm, TX 75068

**Town of Little Elm**  
**Denton County, Tx**

Date: 10/9/2023



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.

