

**TOWN OF LITTLE ELM
ORDINANCE NO. 1752**

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY ESTABLISHING A NEW PLANNED DEVELOPMENT – LAKEFRONT DISTRICT (PD-LF) IN ORDER TO ESTABLISH A NEW PLANNED DEVELOPMENT DISTRICT, BASED ON LAKEFRONT DISTRICT STANDARDS, CREATING A REGULATING PLAN WITH CONCEPTUAL FRAMEWORK FOR REDEVELOPMENT OF APPROXIMATELY 4.9 ACRES OF LAND, LOCATED NORTH OF THE INTERSECTION OF MAIN STREET AND EAST PARK DRIVE; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, a Staff-initiated request for Planned Development-Lakefront District (PD-LF) based on Lakefront District Standards, on approximately 4.9 acres of land, more specifically described in the exhibits, attached hereto; and

WHEREAS, this zoning change is in accordance with the most current adopted Comprehensive Plan of the Town of Little Elm; and

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

WHEREAS, at its regular meeting held on January 18, 2024 the Planning & Zoning Commission considered and made recommendations on Case No. PD-23-004986; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request is 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. That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by establishing a new Planned Development-Lakefront District (PD-LF) based on Lakefront District (LF) standards, on property located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits, on approximately 4.9 acres of land more particularly described in **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS AND REGULATIONS. The permitted standards shall be in accordance with the Lakefront District (LF), and all applicable provisions of Chapter 106 – Zoning Ordinance in general, plus as generally shown within **Exhibit B**.

SECTION 4. PLANNED DEVELOPMENT MASTER PLAN. The Concept Plan and related plans, images, and documents approved and described as **Exhibit B** attached hereto and made a part hereof are approved. The subject property shall be generally improved in accordance with the Regulating Concept Plan and Design Vision documents forth in **Exhibit B**, providing conceptual framework and architectural design options for future redevelopment of this area.

- a) If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two year

expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

- b) The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.
- c) If a change to the Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 5. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are indirect 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 changes 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. That 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 20th day of February, 2024.

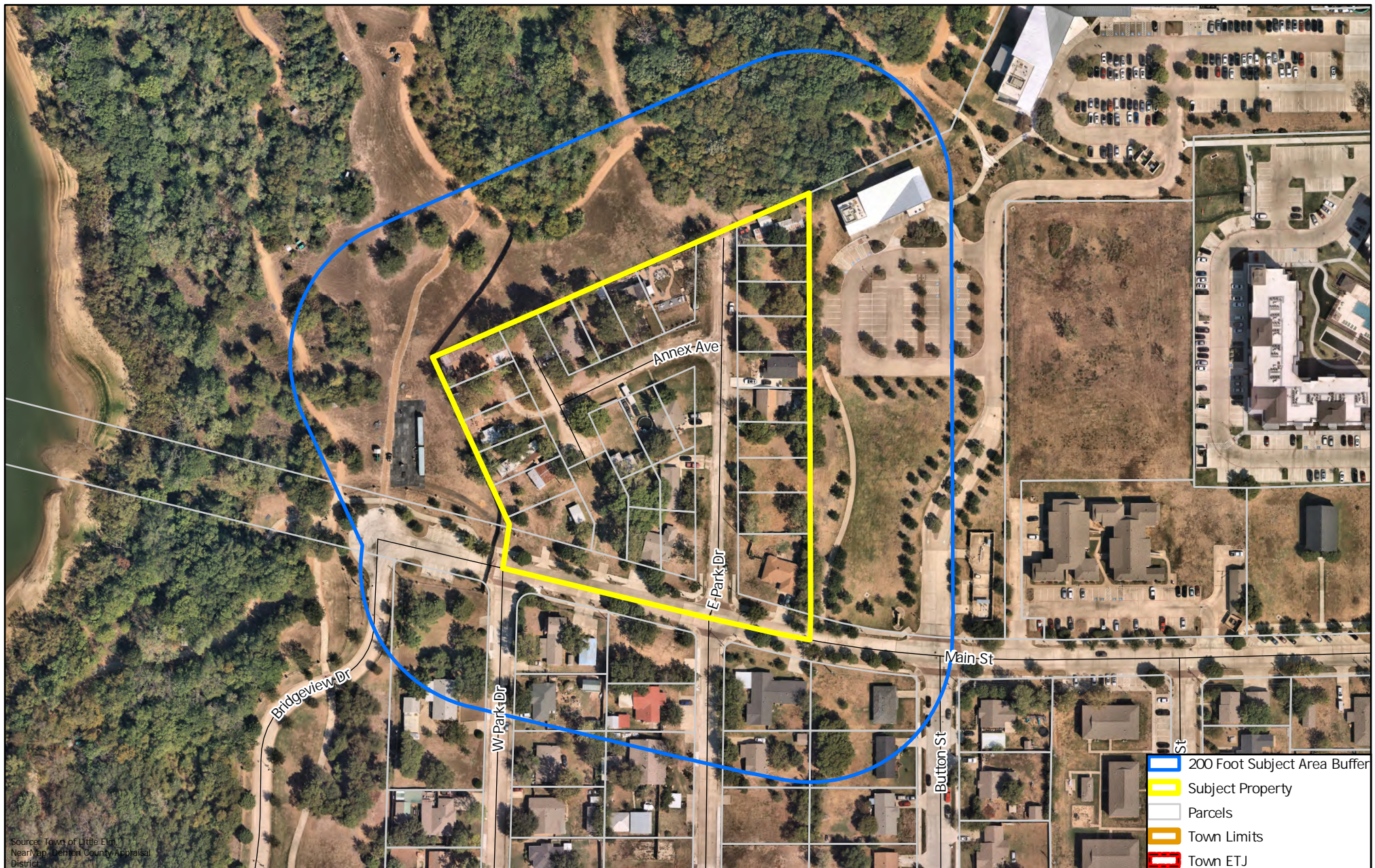
Town of Little Elm, Texas

Curtis Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

Exhibit A
Subject Area



Source: Town of Little Elm
Nearby: Denton County Appraisal
District



Regulating Plan for Frisco Park Annex Subdivision Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 11/20/2023

0 90 180
S Feet



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.

Exhibit B
Concept Plan and Design Vision Guide

20' WIDE PEDESTRIAN
EASEMENT WITH TRAIL
CONNECTION

OPENSOURCE / AMENITY
SUCH AS A DOG PARK OR
PLAY AREAS

ENHANCED PAVING IN
DRIVES TO DELINEATE
FIRE LANE

CONNECTION TO
ADJACENT OPENSOURCE

PRIVATE YARD SPACE

INTERNAL CONNECTIONS
TO AMENITY CENTER

AMENITY CENTER / SALES /
HOA OFFICE

RESIDENTIAL AMENITY
SPACE SUCH AS A POOL
OR PLAY AREA

MAIN STREET FACING WALK UPS WITH
STOOPS AND FRONT DOOR TO STREET. 5'
FRONT YARD MINIMUM

R.O.W LANDSCAPE WITH STREET TREES AND
PATHWAY CONNECTION TO TOWN HOMES
FACING MAIN STREET

ANNEX TOWNHOMES - LITTLE ELM, TEXAS

Scale: 1" = 30'
0' 30' 60' 120'

20' WIDE PEDESTRIAN
EASEMENT WITH TRAIL
CONNECTION

Total Possible Units 66 Units



OPENSACE

22.08' X 34' UNITS

30' WIDE PUBLIC ACCESS
EASEMENT

22.08' X 34' UNITS

25' X 51' UNITS

20' WIDE PEDESTRIAN
EASEMENT WITH
CONNECTION TO
OPENSACE

AMENITY

24' WIDE ALLEY WAYS

20.08' X 40' UNITS

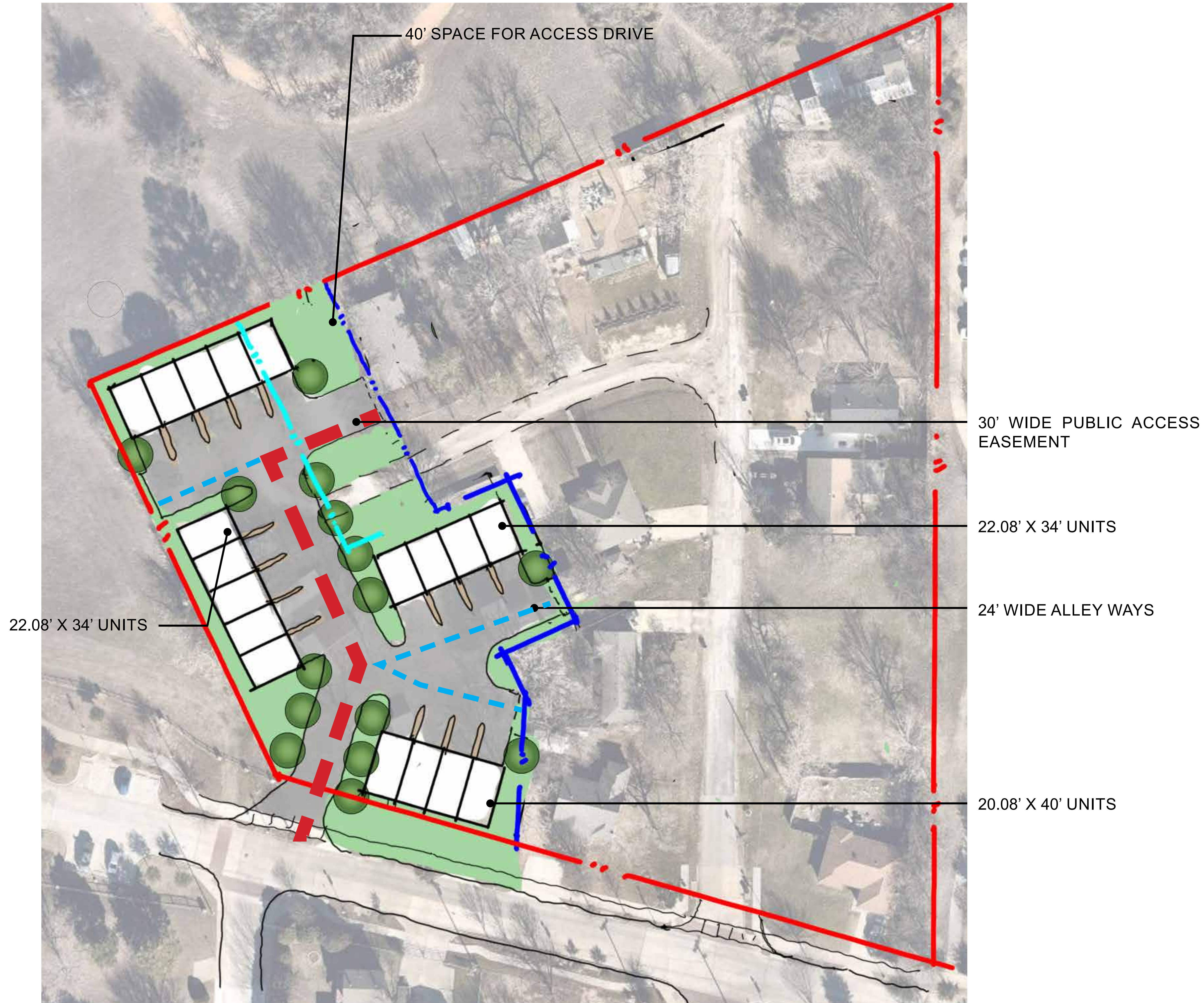
22.08' X 34' UNITS



MAIN STREET FACING UNITS

ANNEX TOWNHOMES - LITTLE ELM, TEXAS

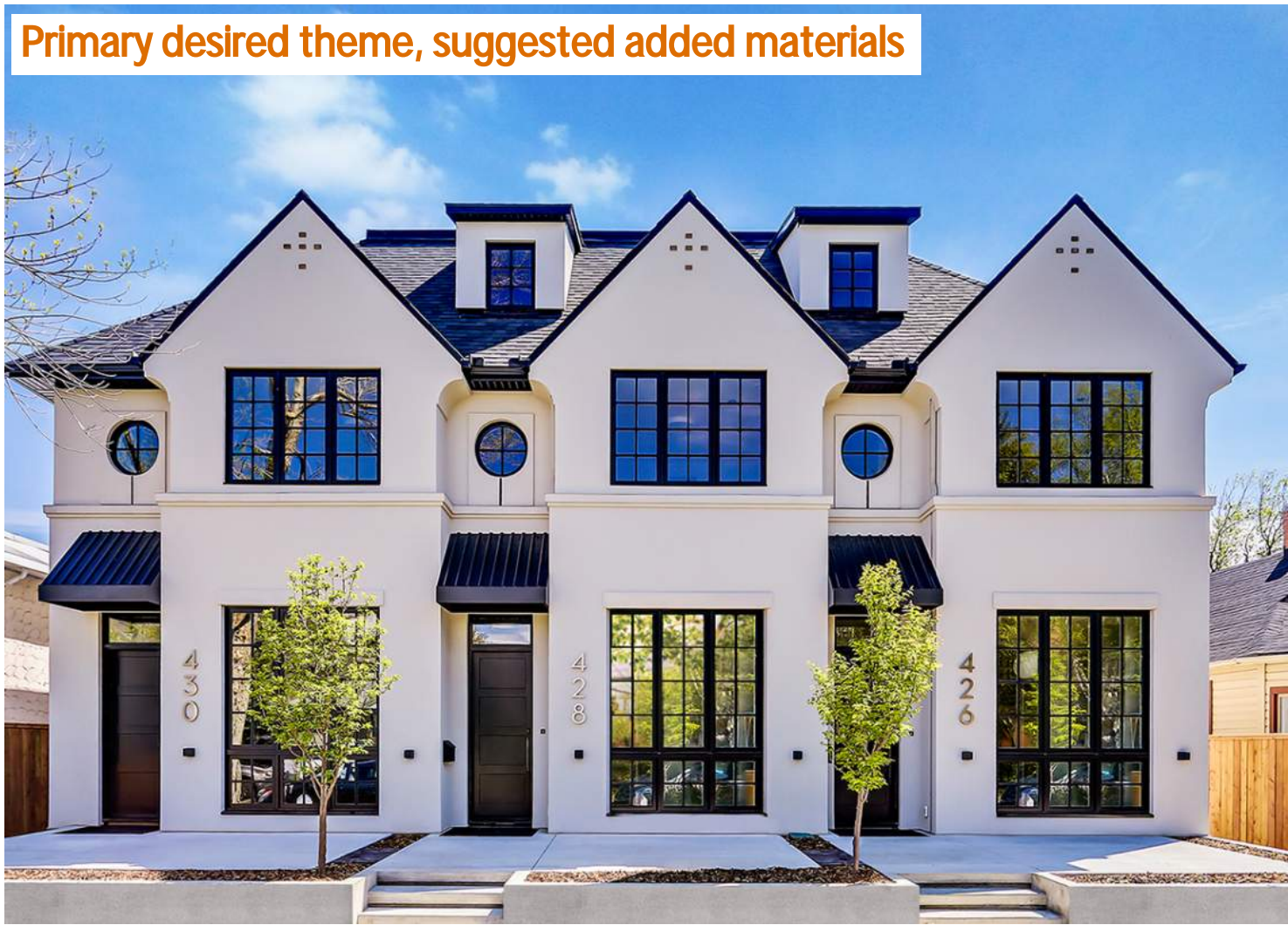
Scale: 1" = 30'
0' 30' 60' 120'



Potential Phase 1

18 Units

Primary desired theme, suggested added materials



Variations with light brick

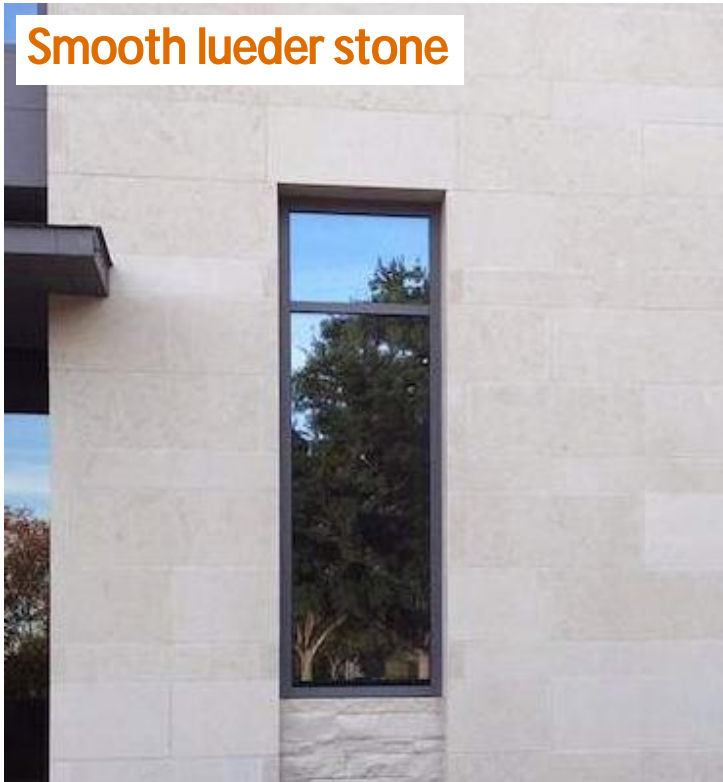


Alleys with perception of front door entry

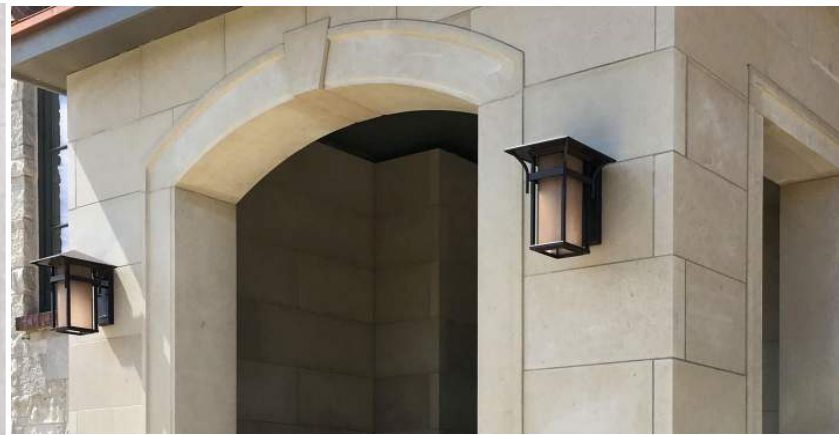


Alternating unit design





Smooth lueder stone



Siding and darker brick



White Brick



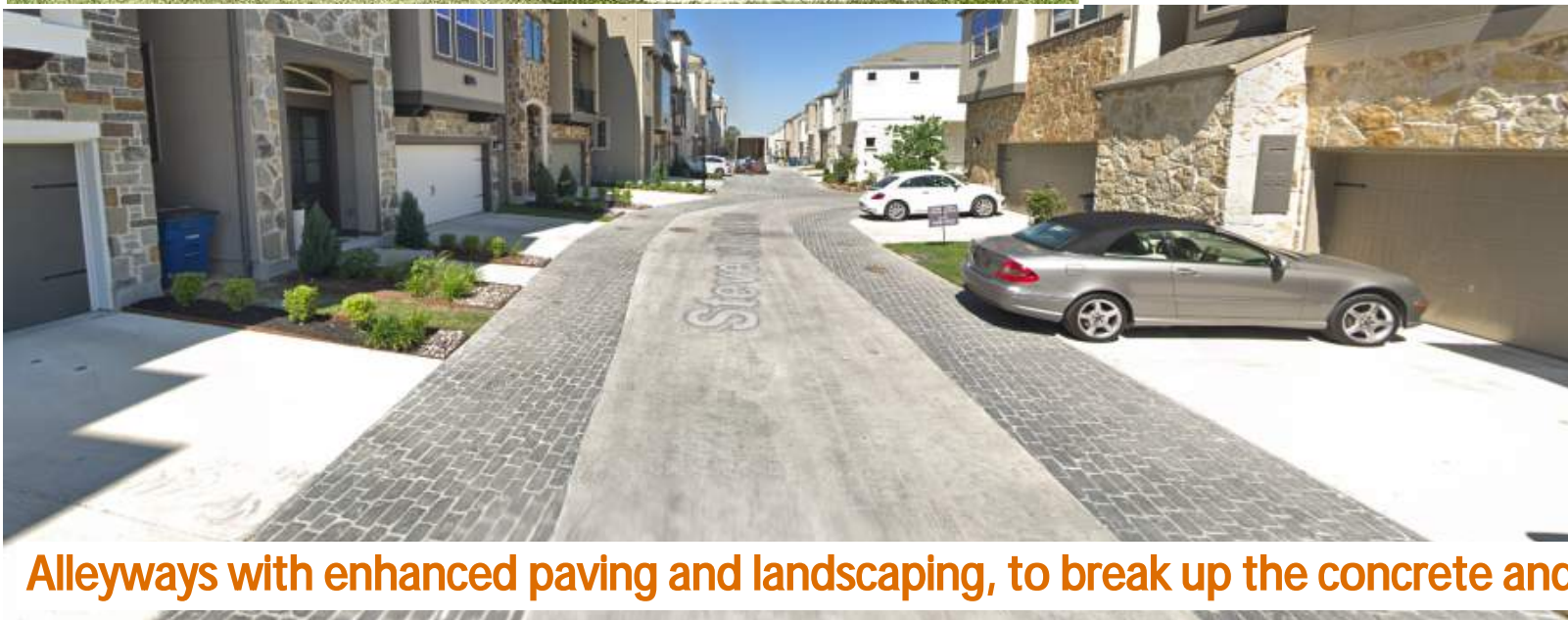
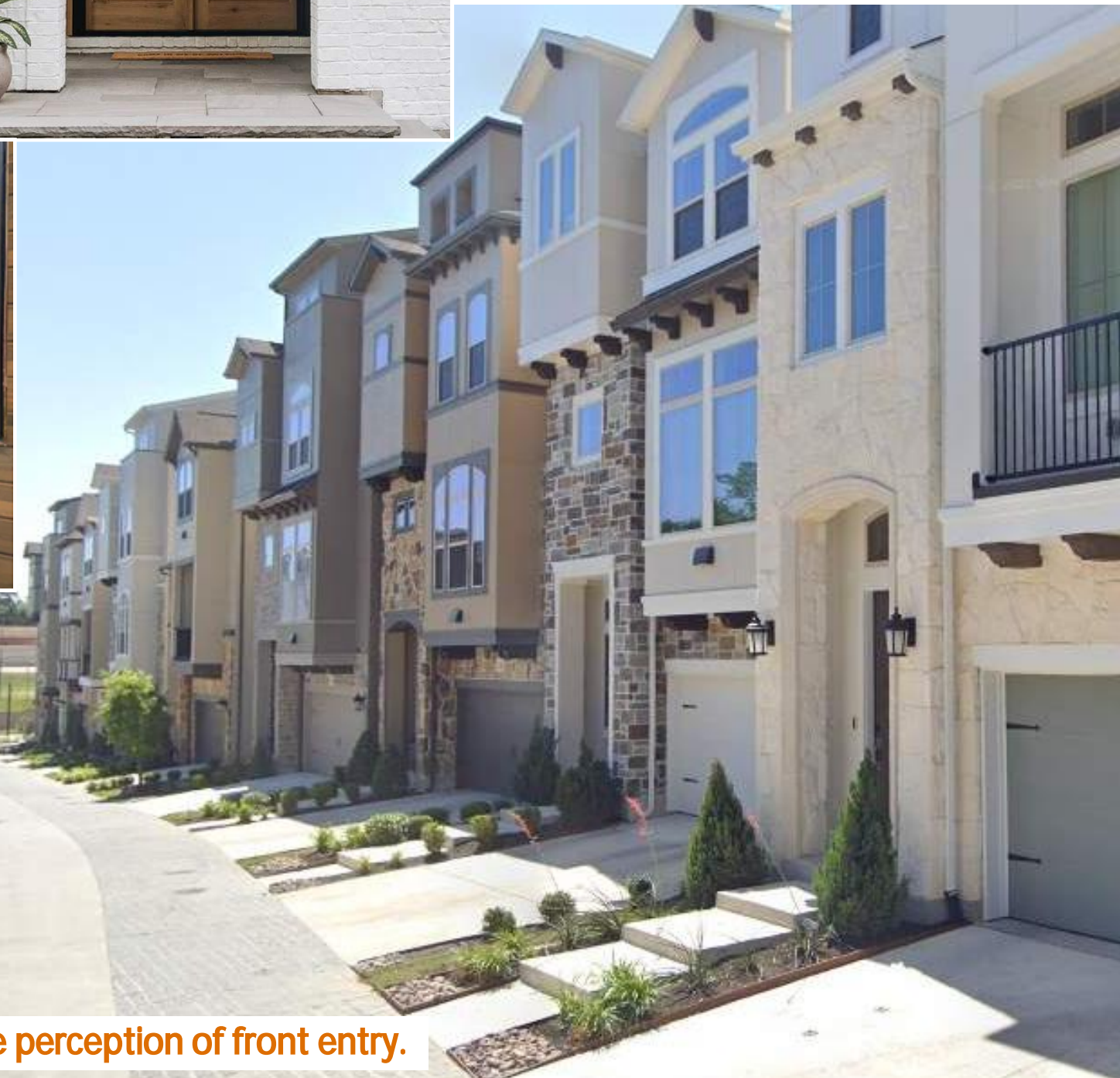
Enhanced front and alley door design.
Enhanced lighting fixtures.



Board and batten siding



Wood accents



Alleyways with enhanced paving and landscaping, to break up the concrete and create perception of front entry.