

**TOWN OF LITTLE ELM  
ORDINANCE NO. 1757**

**AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING EXISTING PLANNED DEVELOPMENT – COMMUNITY FACILITY, THROUGH ORDINANCE NO. 1583, AMENDING THE SITE PLAN TO ALLOW FOR A MULTI-USE ATHLETIC FACILITY WITH MODIFIED STANDARDS AND ADDITIONAL SITE IMPROVEMENTS FOR BRASWELL HIGH SCHOOL ON APPROXIMATELY 107.767 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US 380 AND NAVO ROAD; 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 request for an amendment to existing Planned Development – Community Facility district through Ordinance No. 1583, amending the site plan to allow for a multi-use athletic facility with modified standards and additional site improvements for Braswell High School, more specifically described in the exhibits, attached hereto; and

**WHEREAS**, this zoning change is 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 planned development amendment described herein; and

**WHEREAS**, at its regular meeting held on April 4, 2024 the Planning & Zoning Commission considered and made recommendations on a request to amend the subject Planned Development, (Case No. PD-23-004847); 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 amending existing Planned Development – Community Facility district through Ordinance No. 1583, in order to amend the site plan to allow for a multi-use athletic facility with modified standards and additional site improvements on 107.767 acres of land, within Little Elm Town limits, more particularly described as **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 uses and standards for the DISD School property shall be in accordance with Planned Development Community Facility District through Ordinance No. 1583 and all applicable provisions of Chapter 106 – Zoning Ordinance in general, with the exception of the following requirements, which are otherwise captured within the development plans, as depicted within **Exhibit B** attached hereto:

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

**SECTION 4. PLANNED DEVELOPMENT MASTER PLAN.** The Concept Plan Exhibit and related plans, images, and documents approved and described as **Exhibit B** attached hereto and made a part hereof are approved in addition to those existing within Planned Development Ordinances No. 1583. The subject property shall be improved in accordance with the plans set forth in **Exhibit B** and subject to the following conditions.

- 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 21<sup>st</sup> day of May, 2024.

Town of Little Elm, Texas

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Curtis Cornelious, Mayor

ATTEST:

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Caitlan Biggs, Town Secretary



## **EXHIBIT A**

### **Property Description**

BEGINNING for the Southwest corner of the tract being described herein at to a 1 /2 Inch Iron rod found with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Southwest corner of the said 42.191 acre tract on the East side of Navo Road;

THENCE North 01 Degrees 49 Minutes 10 Seconds East along the East side of Navo Road with the West line of the said 42.191 acre tract passing at a distance of 30.00 feet a j inch iron rod found at the Westerly Northwest corner thereof and the Southwest corner of the said 66.729 acre tract and continuing with the West line thereof along the same course, In all, a total distance of 1,850.83 feet to a 1 /2 inch iron rod with a yellow plastic cop stomped "COLEMAN RPLS 4001" found for the beginning of a flare in the South right-of-way line of U. S. Highway 380 from which a 1 /2 Inch iron rod found bears North 03 Degrees 20 Minutes 27 Seconds a distance of 7.6 feet;

THENCE North 46 Degrees 00 Minutes 49 Seconds East along the said flare a distance of 108.15 feet to o brass right-of-way monument found at the Northwest corner thereof In the flare in the South right-of-way line of U. S. Highway 380;

THENCE South 87 Degrees 44 ½ Minutes 07 Seconds East with the said South right-of-way line and the North line of the 66.729 acre tract passing at a distance of 1,699.26 feet the Northeast corner thereof in a hackberry tree and also being the Northwest corner of the 42.191 acre tract from which a 1/2 inch iron rod with a yellow plastic cop stamped "COLEMAN RPLS 4001" found for reference bears South 00 Degrees 06 Minutes 09 West o distance of 1 a.a feet and continuing along the same course with the North line of the 42.191 acre tract, in all, a total distance of 2,403.03 feet to a 1/2 inch Iron rod with a yellow plastic cop stamped "COLEMAN RPLS 4001" found at the Northeast corner thereof;

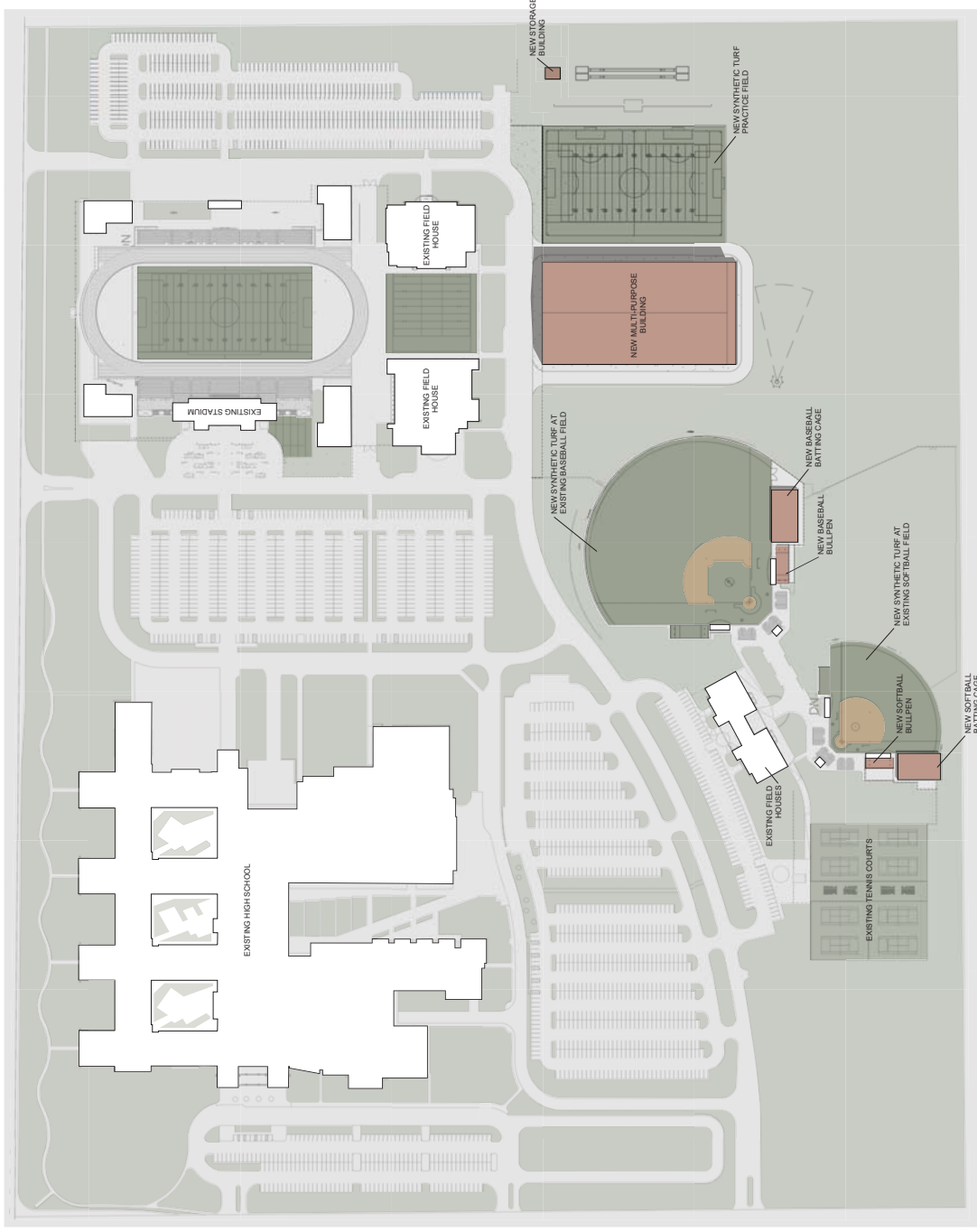
Thence South O 1 Degrees 24 Minutes 19 West with the East line of the 42. 191 acre tract a distance of 1,891.74 feet to a 1/2 Inch iron rod with o yellow plastic cap stamped "COLEMAN RPLS 4001" found at the base of a fence post at the Southeast corm,r thereof in a barbed wire fence and also being in the North lfne of the called 159.024 acre tract described in the deed from Till A. Petrocchi to Denton 380 Associates, L.P. recorded In Volume 5006, Page 1428 of the said Real Property Records;

THENCE North 88 Degrees 35 Minutes 41 Seconds West along the sold barbed wire fence with the North line of the said 159.024 acre tract and the South line of the 42.191 acre tract passing at o distance of 1,031.66 feet. 3.8 feet North of a 5/8 inch iron rod found at the Northwest corner of Paloma Creek South, Phase 582 as shown by the plat thereof recorded in Cabinet Y, Page 509 of the Plat Records of Denton County, Texas and also being the Northeast corner of Paloma Creek South, Phase 5A as shown by the plot thereof recorded in Cabinet W, Page 823 of the said Plat Records; and further passing at a distance of 1,485.43, 1.0 feet North of a 5/8 inch Iron rod with a plastic cap stomped "4087" found at the Northwest corner of the said Phase 5A and the Northeast corner of the called 15.803 acre tract described In the deed from Denton 380 Associates, LP to Denton Independent School District recorded In Document Number 2012-117318 of the said Real Properly Records; and further passing at o distance of 2,452.2 feet, 4.9 feet South of a 5/8 1nch iron rod with o plastic cap stamped "4087" found at the Northwest corner of the said 15.803 acre tract and continuing along the some course with the South line of the 42.191 acre tract, In all, a total distance of 2,492.09 feet to the PLACE OF BEGINNING and enclosing 108.920 acres of land, more or less.

**Exhibit B**  
Development Plans, Images, and Documents

# BRASWELL HIGH SCHOOL ATHLETIC ADDITIONS

## OVERALL SITE PLAN



## EXTERIOR ELEVATION NOTES

- Refer to Sheet A16.11 for Typical Control/Joint and Building Expansion Joint Details.  
Based on the applicable design criteria and the proposed plan of control joints, the Architect shall select the appropriate type and size of control joints in masonry veneer. CM/AR shall submit the plan to the Architect for review and approval prior to construction.
- Verify mounting points of all Electrical and Mechanical items on the exterior of the building prior to construction. Weather specifically indicated on the Exterior Elevations or other.
- Install cast stone in accordance with the recommendations of the Cast Stone Institute, unless specifically noted or disallowed otherwise.
- Refer to Sheet A3.01 for Loose Stone Details. Refer to Structural Drawings for details of loose stone.
- Terminal masonry and precast masonry veneer courses at 4" from the exterior face of the masonry shall be finished with a smooth, rounded, chamfered window frame, door frames, sloping roofs, etc., unless noted otherwise.
- Provide solidities for soldier courses at exterior corners (do not miter).
- Refer to Detail A3.

**EXTERIOR ELEVATION  
LEGEND**

- DS DOWNSPOUT  
CJ CONTROL JOINT, REF. A16.11  
ALUMINUM CURTAIN WALL, R

**ADDITIONAL NOTES:**

- When permitted, exposed utility boxes and conduits shall be painted to match the building.
- Roof access shall be provided internally, unless otherwise permitted by the Chief Building Official.

EXTERIOR ELEVATION - MPB - EAST

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



EXTERIOR ELEVATION - MPB - NORTHWEST

(3) EXTENSION  
SCALE:  $1/8" = 1'-0"$



EXTERIOR ELEVATION - MPB - SOUTHWEST

(4) SCALE: 1/8" = 1'-0"

1551 E.D. - 10/24/2022

REVISIONS	
Revision No.	Revision
1	City Review Revisions

Director	Drawn By
JSA	VLK
Designer	Quality Control
RTH	VLK
Proj. Arch.	
CRM	

PROJECT NO.23-047 00SHEET TITLE

## EXTERIOR ELEVATION

SHEET NO.3

# A13

- EXTERIOR ELEVATION NOTES**
- Refer to Sheet A13.11 for typical Corners Joint and Building Elevation Joint Details.
  - Based on the applicable design criteria, adjust the proposed pattern of control joints to meet the applicable design criteria. Refer to the AIA 1000 for more information.
  - Verify mounting heights of all Electrical and Mechanical items on the exterior elevation and adjust as needed.
  - Exterior Elevation of roof.
  - Exterior Elevation of roof.
  - Refer to Sheet A13.11 for Corner Joint Details. Refer to Structural Drawings for details of roof structure.
  - Refer to Sheet A13.11 for Corner Joint Details. Refer to Structural Drawings for details of roof structure.
  - Provide solid brick for exterior corners at exterior corners (do not omit).
  - Refer to Sheet A13.11.

- EXTERIOR ELEVATION LEGEND**
- DS DOWNSPOUT
  - AL ALUMINUM CURTAIN WALL, REF. SHEET A13.13

- ADDITIONAL NOTES**
- When permitted, exposed utility lines shall be screened from public view.
  - When permitted, exposed utility lines shall be screened from public view.
  - Roof scores shall be provided in every 10' or 15'.
  - Refer to Sheet A13.11.

ISSUED: 10/24/2023

REVISIONS	
1	Revised

1	Revised	02/06/2024
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Director	Drawn By
JSA	VLK
Designer	VLK
Quality Control	VLK
RTM	Arch.
CNA	CNA

PROJECT NO.	23-047.00
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SHEET TITLE	EXTERIOR ELEVATIONS
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SHEET NO.	
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EAST ELEVATION	
MASONRY	981.7 SF (6.7%)
GLAZING	945.4 SF (6.2%)
METAL	945.4 SF (6.2%)
DOORS	93.15 SF (1.5%)
TOTAL	1965.65 SF (100%)

EXCLUDING GLAZING	
MASONRY	981.7 SF (6.7%)
METAL	945.4 SF (6.2%)
DOORS	93.15 SF (1.5%)
TOTAL	1965.65 SF (100%)

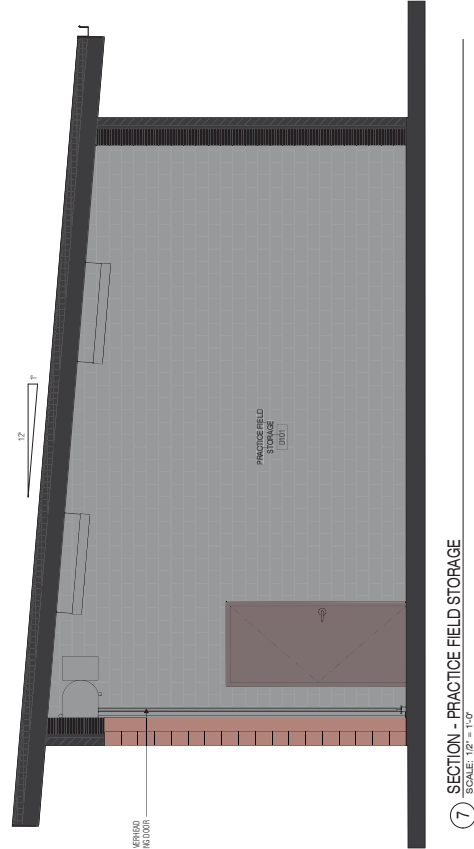
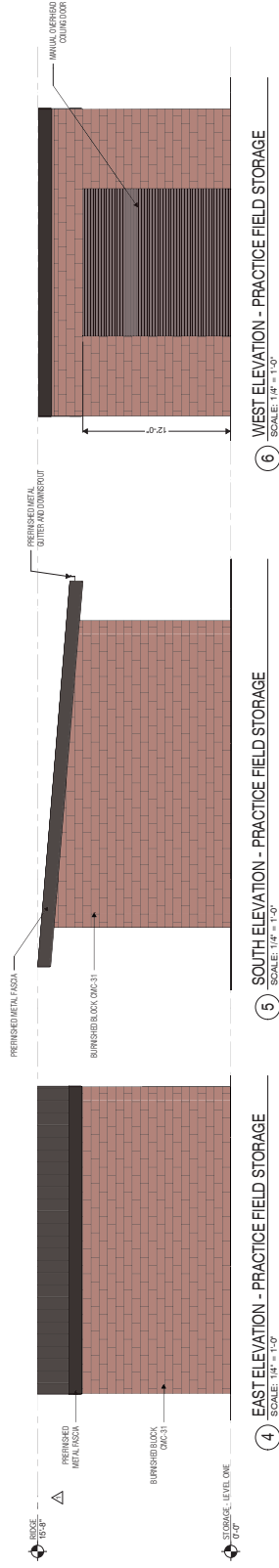
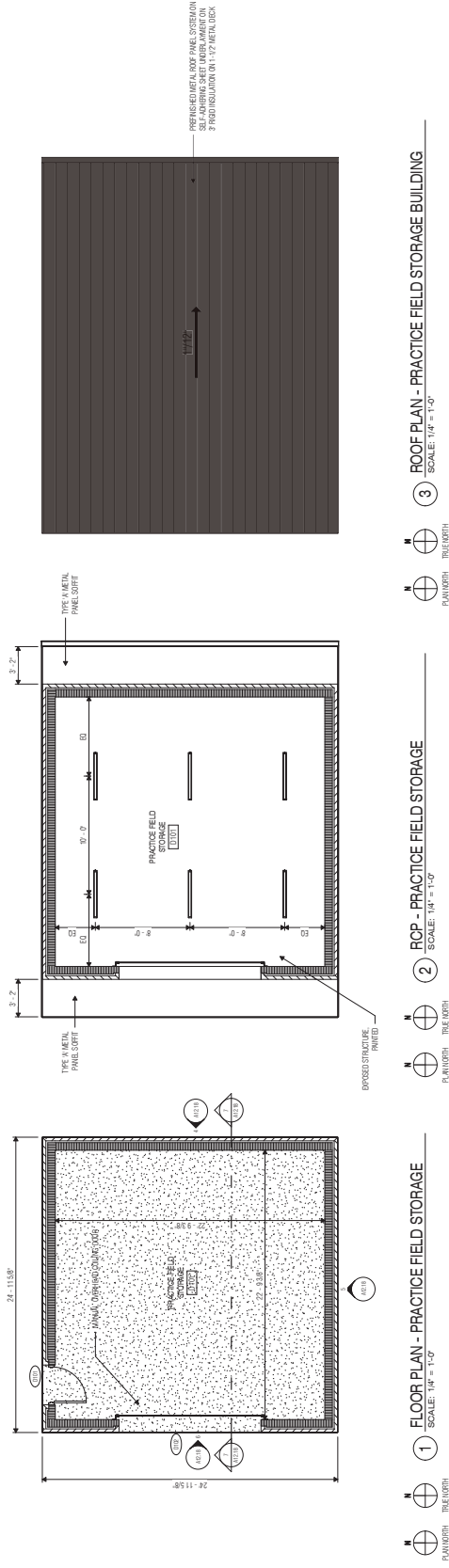


1 EXTERIOR ELEVATION - MPB - SOUTHEAST  
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - MPB - NORTHEAST  
SCALE: 1/8" = 1'-0"





ISSUED: 10/24/2023		REVISIONS	
Revision No.	Revision Date		
1	03/06/2024	City Review Response	
Director	Drawn By	QA	Quality Control
Designer	Checked By	VLK	VLK
RTH	Proj. Arch.	CRM	
PROJECT NO.		23-047.00	
SHEET TITLE		PRACTICE FIELD STORAGE BUILDING	
SHEET NO.			