

TOWN OF LITTLE ELM

ORDINANCE NO. 1761

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A NEW SPECIFIC USE PERMIT FOR A 1,912 SQUARE-FOOT COMMISSARY KITCHEN GENERALLY LOCATED AT 2410 E. ELDORADO PARKWAY, SUITE 400; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Chapter 106 (Zoning) of the Little Elm Code of Ordinances, requires a Specific Use Permit be granted by Town Council in order to legally operate and occupy the subject property with a commissary kitchen while it is zoned Light Commercial (LC); and

WHEREAS, a request for a Specific Use Permit for a commissary kitchen has been submitted by Emmanuelle Marchant, on property located at 2410 E. Eldorado Parkway, Suite 400, on the northeast corner of E. Eldorado Parkway and Little Elm Parkway; and

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

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

WHEREAS, at its regular meeting held on April 18, 2024 the Planning & Zoning Commission considered and made recommendations on a request to grant a Specific Use Permit for a 1,912 square-foot commissary kitchen (Case No. SUP-24-000839); 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 would be in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

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

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

SECTION 2. AMENDMENT. That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, as amended, is hereby amended by the following:

- A. Granting a Specific Use Permit authorizing a commissary kitchen located 2410 E. Eldorado Parkway, Suite 400, subject to the following conditions:
1. Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan and floor plan, which are attached hereto as Exhibit A and made a part hereof for all purposes.
 2. The Specific Use Permit granted herein for a commissary kitchen shall be limited to that particular area designated on the approved site plan and floor plan, encompassing a total area not to exceed 1,912 square feet.
 3. There shall not be any overnight parking for food trucks.
 4. Food truck parking and loading are only allowed at the back of the building.
 5. No emptying of grease traps and/or cleaning and maintenance of food trucks on site.

SECTION 3. SAVINGS. This Ordinance (which includes the New Zoning Ordinance) shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 4. PENALTY. Any person, firm, or corporation violating any of the provision of this Ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall

continue shall be deemed to constitute a separate offense.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this Ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the New Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of this Ordinance (which includes the New Zoning Ordinance) without the invalid parts and to this end the provisions of this Ordinance shall remain in full force and effect.

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

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 4th day of June, 2024.

The Town of Little Elm, Texas

Curtis J. Cornelious, Mayor

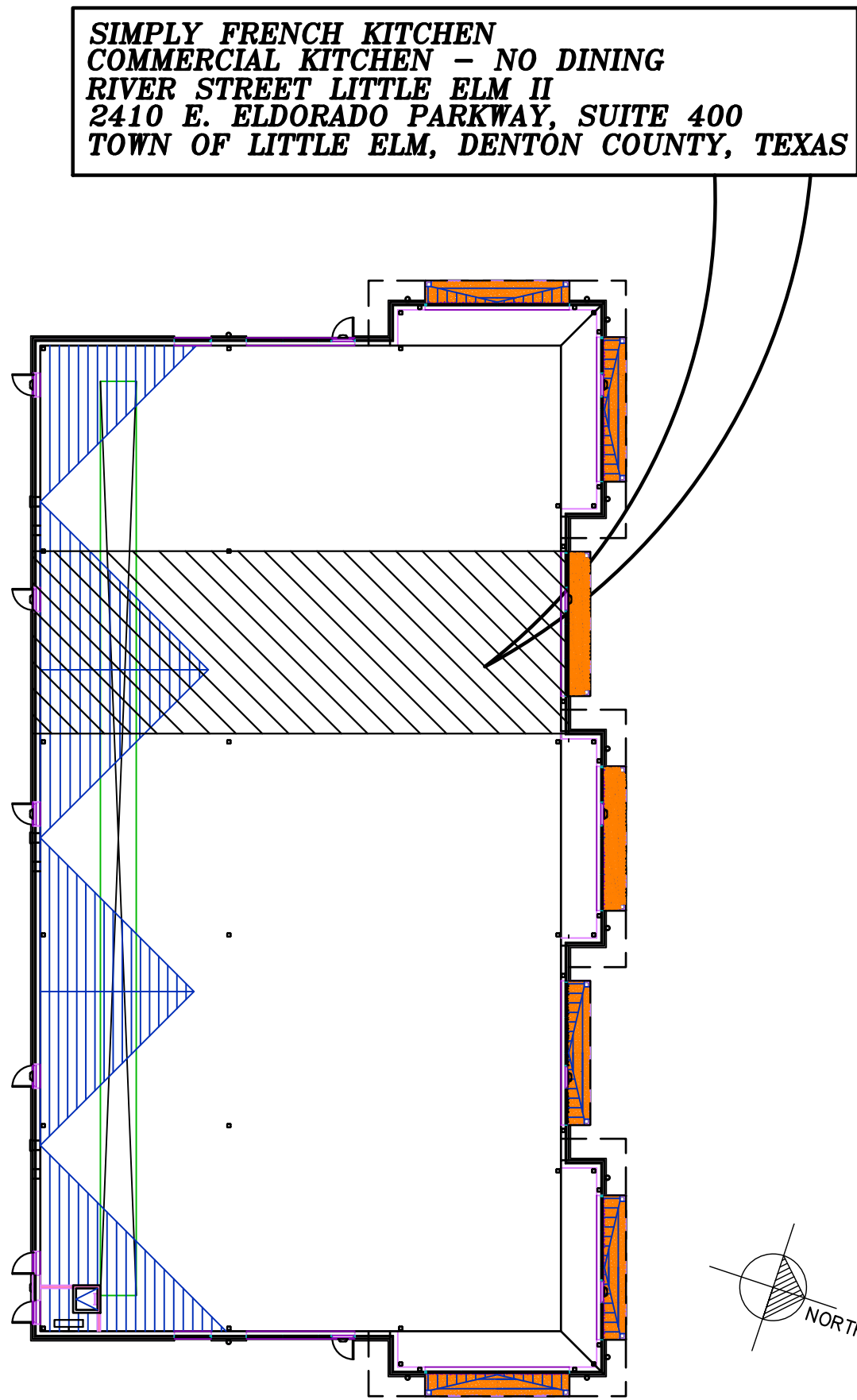
ATTEST:

Caitlan Biggs, Town Secretary

ATTACHMENT – EXHIBIT A

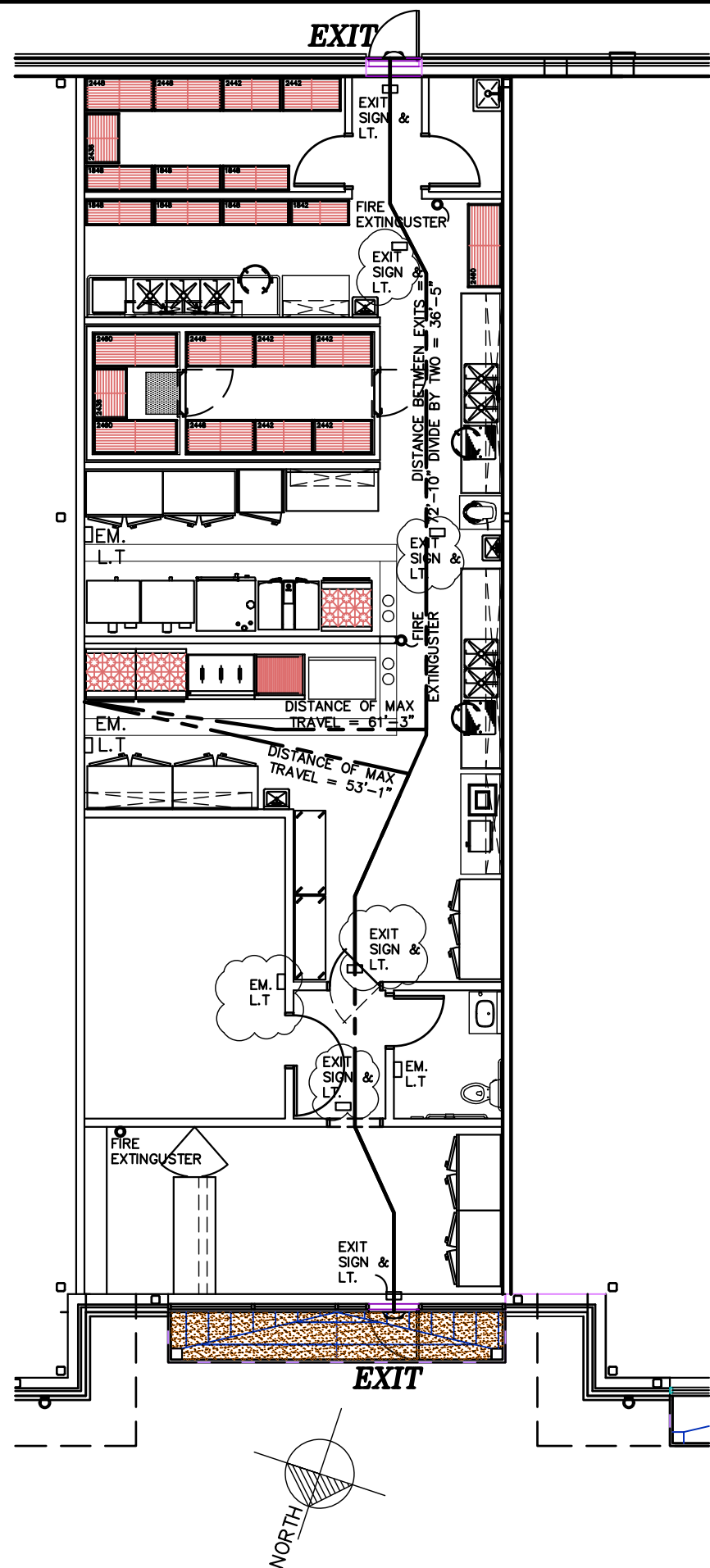
SIMPLY FRENCH KITCHEN
COMMERCIAL KITCHEN – NO DINING
RIVER STREET LITTLE ELM II
2410 E. ELDORADO PARKWAY, SUITE 400
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS

TENANT KEY PLAN



RIVER STREET LITTLE ELM II = 11,200 S.F.
SIMPLY FRENCH = 1,912 S.F.

LIFE SAFETY PLAN



TOTAL FINISHED SPACE = 1,912 S.F.
TOTAL OCCUPANT LOAD = 20 PEOPLE

PROJECT DATA

SHELL
SHELL OCCUPANCY GROUP B
CONSTRUCTION TYPE II-B
FIRE SPRINKLERS YES

TENANT SPACE
TENANT OCCUPANCY GROUP B (COMMERCIAL KITCHEN)
CONSTRUCTION TYPE II-B
FIRE SPRINKLERS YES

OCCUPANT LOAD
TOTAL LEASE AREA = 1,912 S.F.

GRAB-N-GO, SALES, RESTROOM, KITCHEN = 1,696 S.F.
1,696 S.F. @ 200/S.F. GROSS = 9 PEOPLE

CLASSROOM = 216 S.F. @ 20/S.F. NET = 11 PEOPLE

TOTAL OCCUPANT LOAD = 20 OCCUPANTS

EXITING REQUIREMENTS
MAXIMUM TRAVEL DISTANCE ALLOWED-----150 FEET
MAXIMUM TRAVEL DISTANCE PROVIDED-----61'-3"
NUMBER OF EXITS REQUIRED-----2
NUMBER OF EXITS PROVIDED-----2
NOTE:
EXIT HARDWARE SHALL HAVE A MAXIMUM OF 15 POUND UNLATCHING RELEASE

PLUMBING REQUIREMENTS
TOILETS / URINALS REQUIRED-----1 REQUIRED
TOILETS / URINALS PROVIDED-----1 PROVIDED
LAVATORIES REQUIRED -----1 REQUIRED
ACCESSIBLE RESTROOMS REQ'D. AND PROVIDED-----1 REQUIRED
DRINKING WATER -----HIGH/LOW ADA
MOP SINK-----1 PROVIDED

TOWN OF LITTLE ELM BUILDING CODES
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE

INDEX OF DRAWINGS

ARCHITECTURAL
A0.1 COVER, SITE INFO, CODES, INDEX, PROJECT TEAM
A1.1 EXISTING SHELL FLOOR PLAN
A1.2 FLOOR PLAN / DOOR SCHEDULE
A1.3 REFLECTED CEILING PLAN
A2.1 INTERIOR ELEVATION
A3.1 WALL SECTIONS

KITCHEN EQUIPMENT
K.1 EQUIPMENT FLOOR PLAN AND SCHEDULE

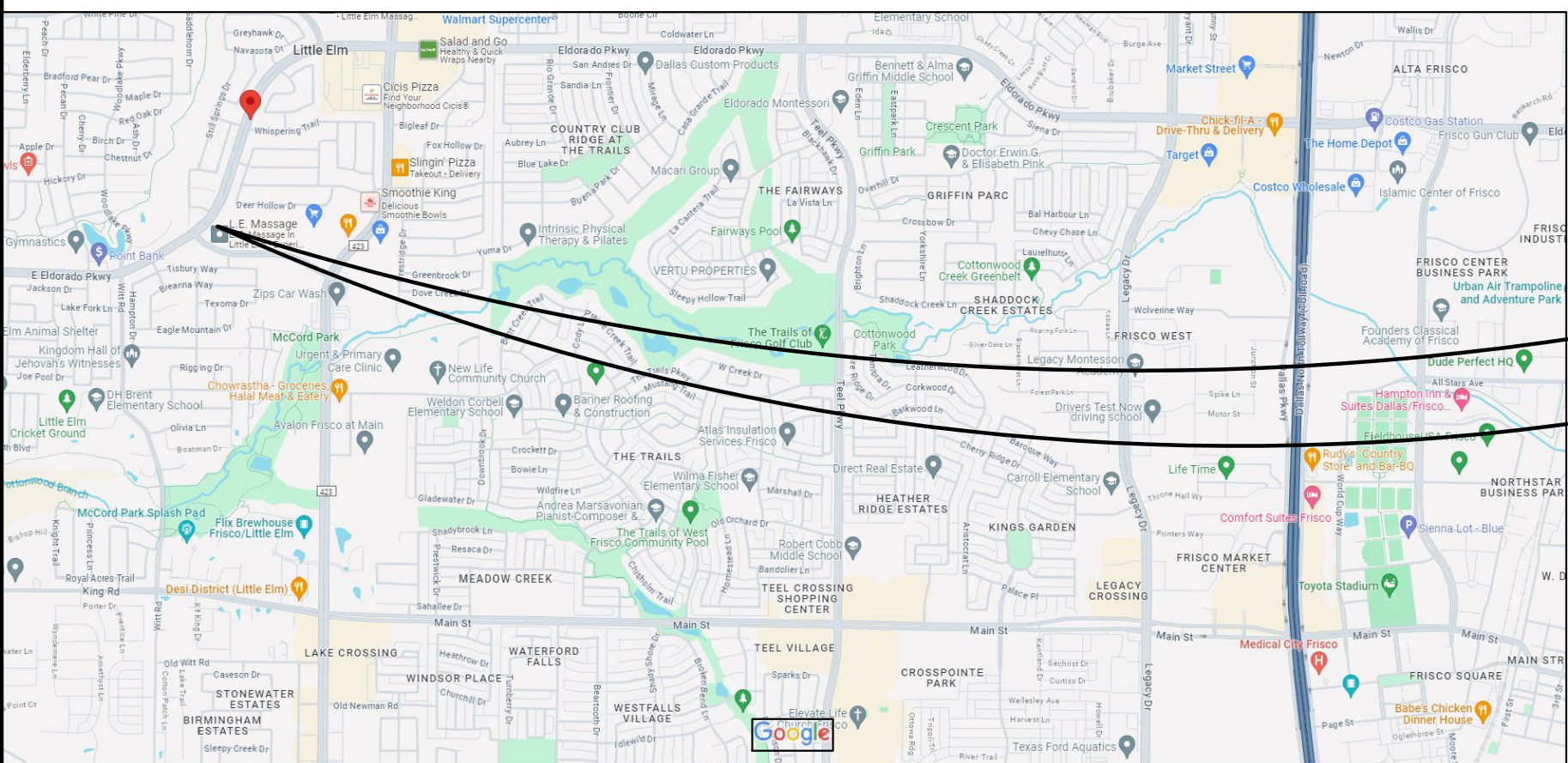
EXHAUST HOOD
H.1 BACK HOOD
H.2 FRONT HOOD
H.3 ROOF EXHAUST – BACK HOOD FAN 1
H.4 ROOF EXHAUST – BACK HOOD FAN 2
H.5 ROOF EXHAUST – FRONT HOOD FAN 1
H.6 ROOF EXHAUST – FRONT HOOD FAN 2
H.7 FIRE SYSTEM
H.8 SUPPLY AIR FAN – MUA UNTEMPERED
H.9 OPTIONAL MUA – HEAT & COOL
H.10 CONTROL INFORMATION/ WIRING SCHEMATIC

MECHANICAL
M.1 HVAC FLOOR PLAN

ELECTRICAL
E.1 ELECTRICAL POWER PLAN
E.2 ELECTRICAL LIGHTING PLAN

PLUMBING
P.1 PLUMBING PLAN

PROPERTY LOCATION MAP



SIMPLY FRENCH KITCHEN
COMMERCIAL KITCHEN – NO DINING
RIVER STREET LITTLE ELM II
2410 E. ELDORADO PARKWAY, SUITE 400
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

PROJECT TEAM

OWNER:
RIVER STREET DEVELOPMENT, INC
P.O. BOX 190746
DALLAS, TEXAS 75219
214-377-8466

TENANT:
SIMPLY FRENCH KITCHEN
CONTACT: EMMANUELLE MARCHANT
em@simplyfrenchtexas.com
972-824-8112

CONTRACTOR:
RENE MARTINEZ
martinez131988@gmail.com

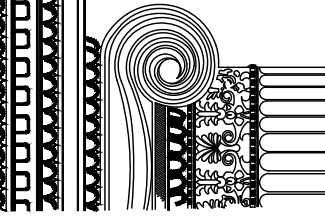
ARCHITECTURE:
CORINTHIAN DESIGN ASSOCIATES, LLC
corinthiandesignassociates@gmail.com
CONTACT: KEN FIELDS
PHONE: 214-223-4501

MECHANICAL, ELECTRICAL, PLUMBING:
AZEN MECHANICAL CORP.
CONTACT: SAM JOE, PE
samjoemep@gmail.com
817-228-3321

SIMPLY FRENCH KITCHEN
COMMERCIAL KITCHEN – NO DINING
RIVER STREET LITTLE ELM II
2410 E. ELDORADO PARKWAY, SUITE 400
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS



CORINTHIAN DESIGN ASSOCIATES, LLC
RESIDENTIAL / COMMERCIAL
PLANNING & DESIGN



KENNETH FIELDS
214-223-4501 (DIRECT)
CorinthianDesignAssociates@gmail.com

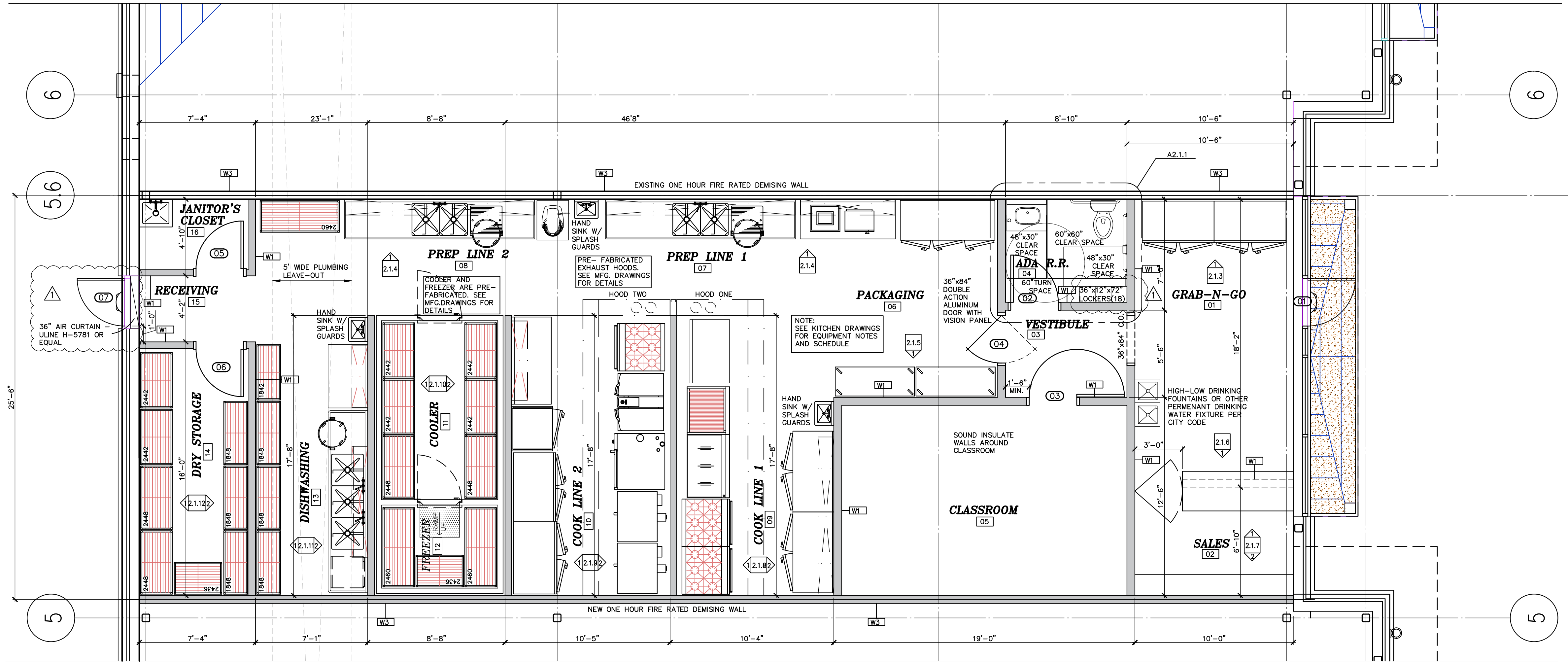
DATE ISSUED
DECEMBER 29, 2023
DATE REVISED
MARCH 15, 2024

JOB NO.

SIMPLY FRENCH

SHEET

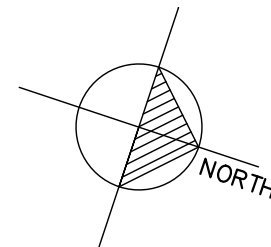
G0.1



1 FLOOR PLAN - 1,912 S.F.

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

GRAPHIC SCALE = FEET



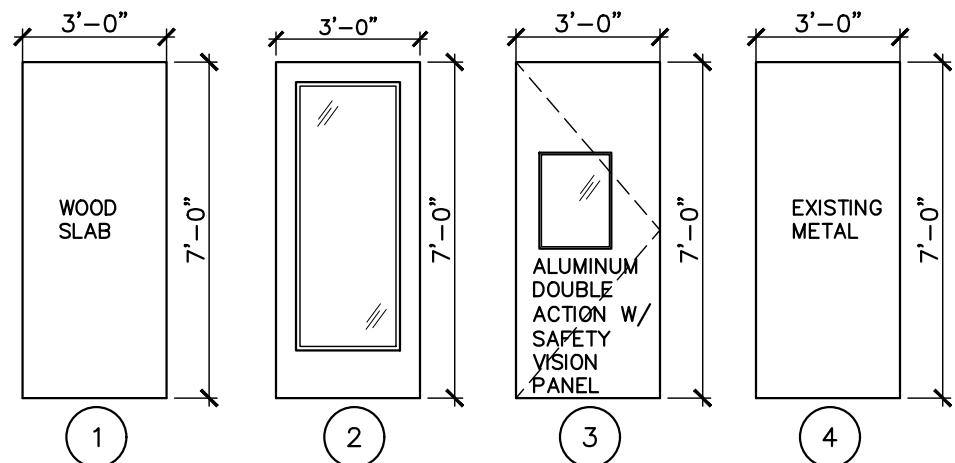
SUITE B10 AREA CALCULATIONS

GRAB-N-GO, RESTRM., KITCHEN	1,696 SQ FT
CLASSROOM	216 SQ FT
TOTAL LEASED AREA	1,912 SQ FT

LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS

DOOR TYPES



DOOR & FRAME SCHEDULE

NOTE: VERIFY DOOR DIMENSIONS PER MFG. SPECS.

MK	ROOM NAME	TYPE	DOOR				HWD SET	FRAME		NOTES
			WIDTH	HEIGHT	THKNS	MAT		MAT	FINISH	
01	FRONT ENTRY	1	3'-0"	7'-0"		EXISTING				EXISTING STOREFRONT DOOR AND HARDWARE
02	RESTROOM	2	3'-0"	7'-0"		WOOD		2	METAL	SOLID CORE SLAB
03	CLASSROOM	1	3'-0"	7'-0"		GLASS	TEMPERED	1	METAL	SOLID CORE WOOD WITH FULL GLASS PANEL
04	KITCHEN	3	3'-0"	7'-0"		ALUMINUM	TEMPERED	3	METAL	ALUMINUM DOUBLE ACTION KITCHEN DOOR WITH SAFETY VISION PANEL
05	JANITOR CLOS.	1	3'-0"	7'-0"		WOOD		1	METAL	SOLID CORE SLAB
06	DRY STORAGE	1	3'-0"	7'-0"		WOOD		1	METAL	SOLID CORE SLAB
07	REAR EXIT	4	3'-0"	7'-0"		EXISTING				EXISTING WOOD DOOR AND HARDWARE

HARDWARE SETS

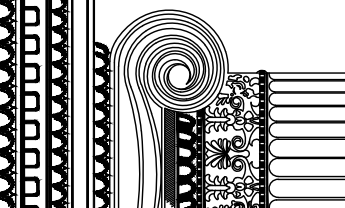
NOTE: ALL HARDWARE TO BE SCHLAGE OR EQUAL QUALITY

MARK	QUANTITY	DESCRIPTION
1	1	LEVER PASSAGE, 3 HINGES, DOOR STOP (CLASSROOM, JANITOR CLOSET, DRY STORAGE)
2	1	LEVER PRIVACY W/ PUSH BUTTON LOCK, 3 HINGES, DOOR STOP, COAT HOOK (RESTROOM)
3	1	BY ALUMINUM DOOR MANUFACTURER (KITCHEN)

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DATE ISSUED
DECEMBER 29, 2023

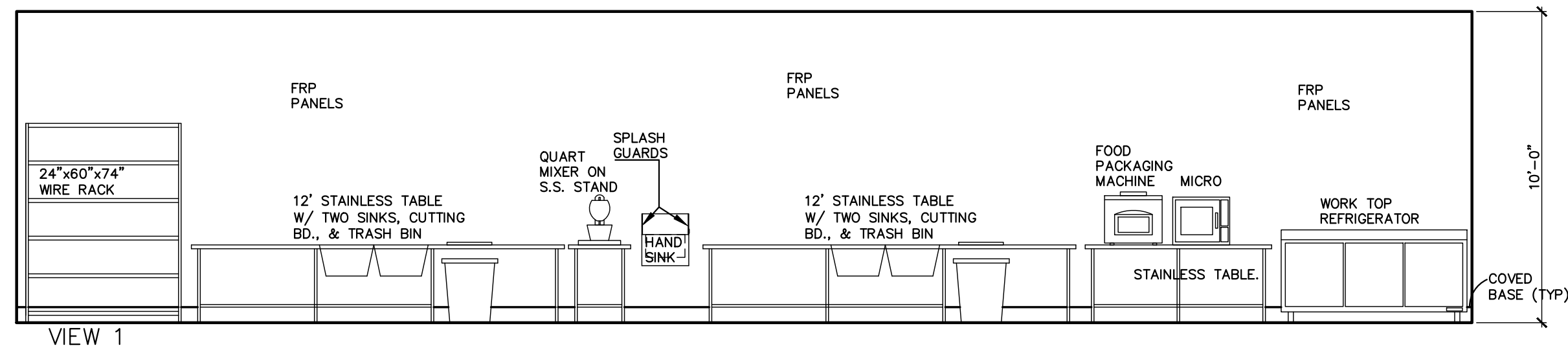
DATE REVISED

FEBRUARY 28, 2024

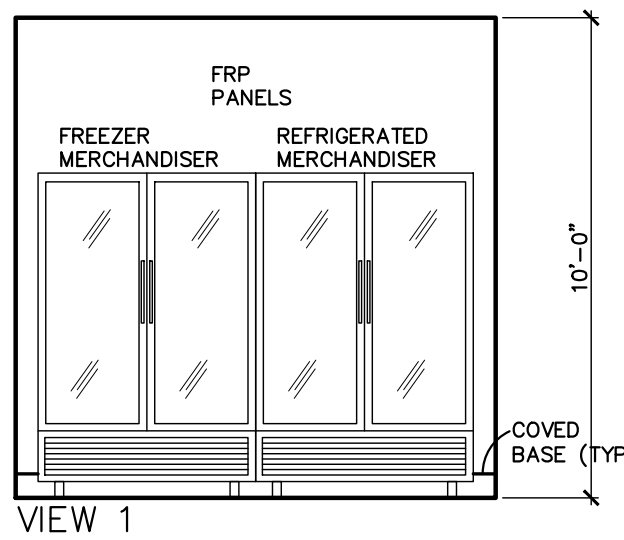
JOB NO.

SHEET

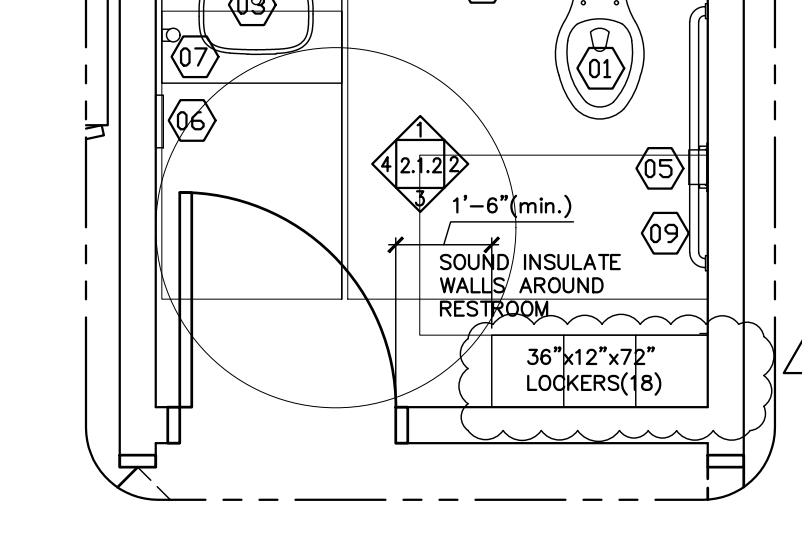
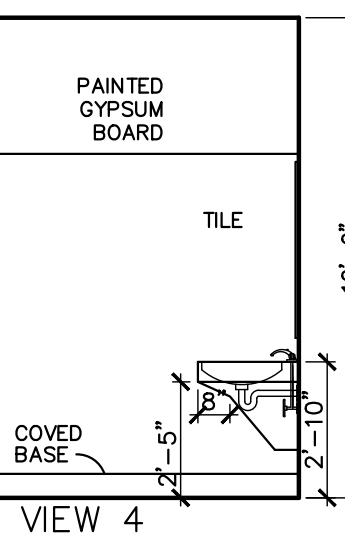
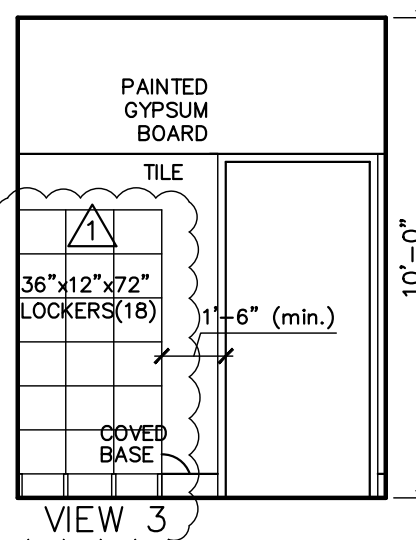
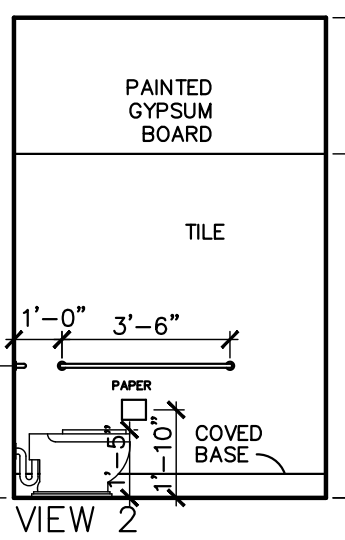
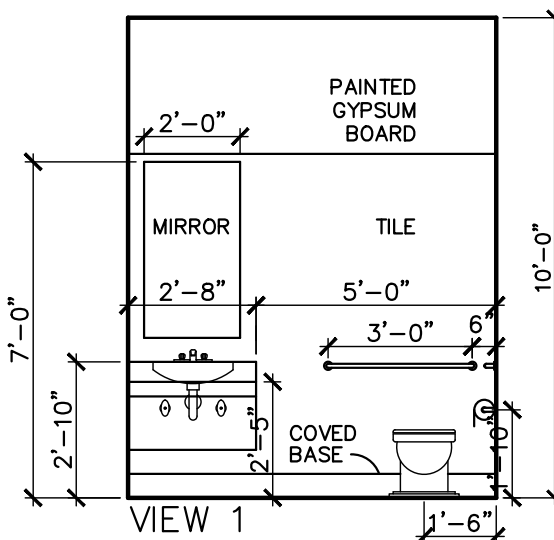
A1.2



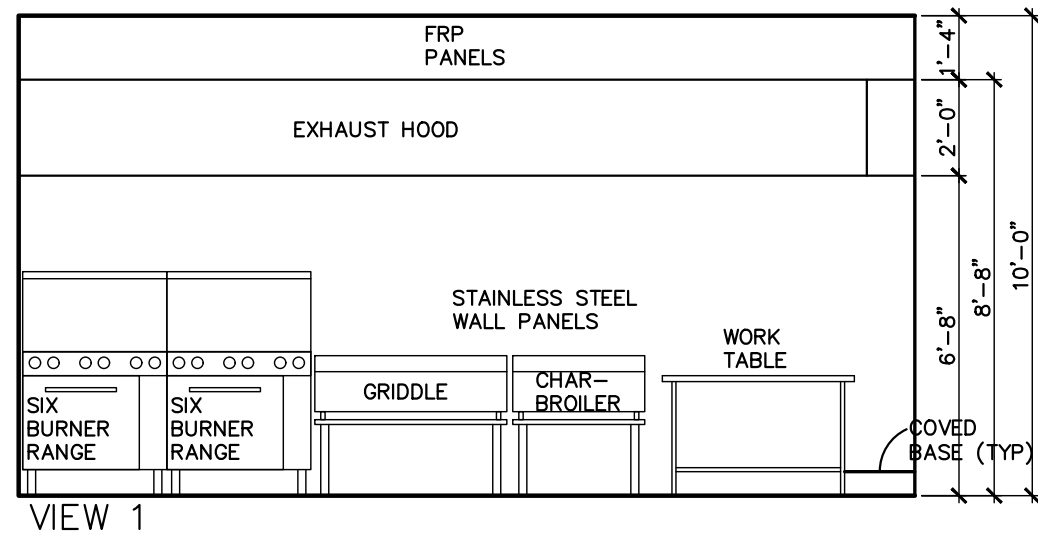
4 **PREP LINE 2 & 1, PACKAGING**
SCALE: 1/4" = 1'-0"



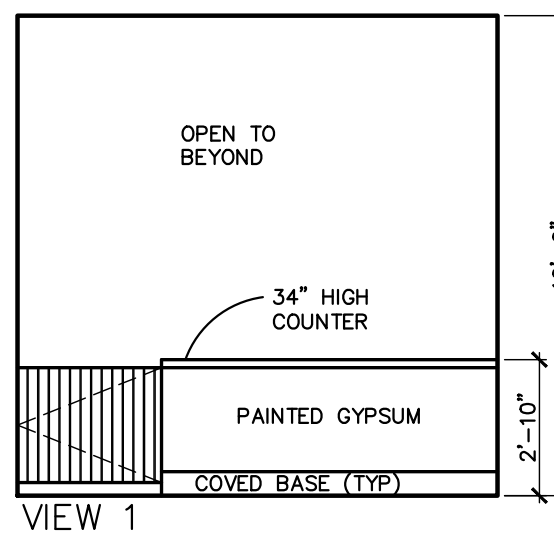
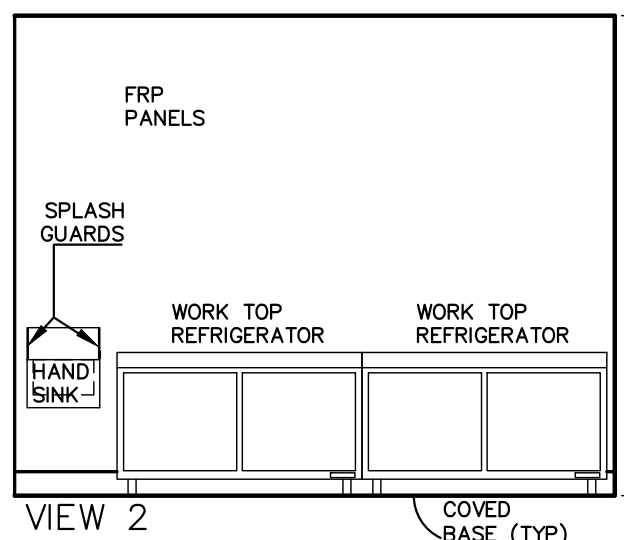
3 **GRAB & GO**
SCALE: 1/4" = 1'-0"



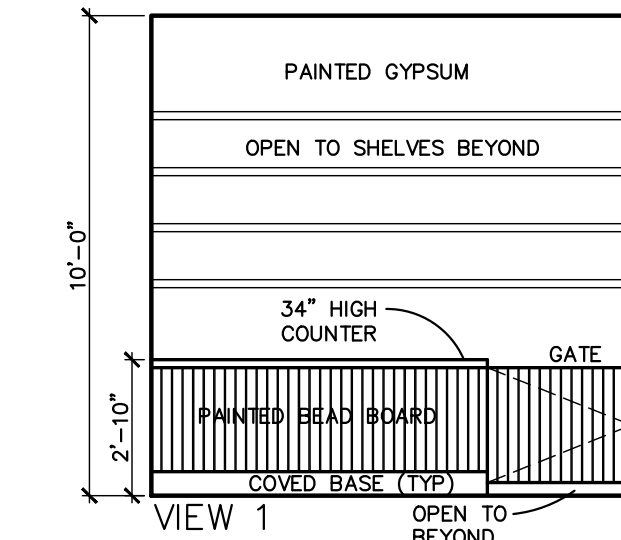
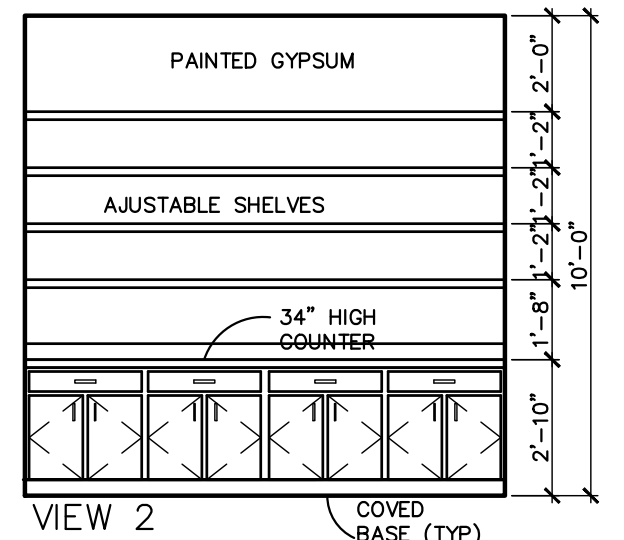
1 **UNISEX ADA RESTROOM**
SCALE: 3/8" = 1'-0"



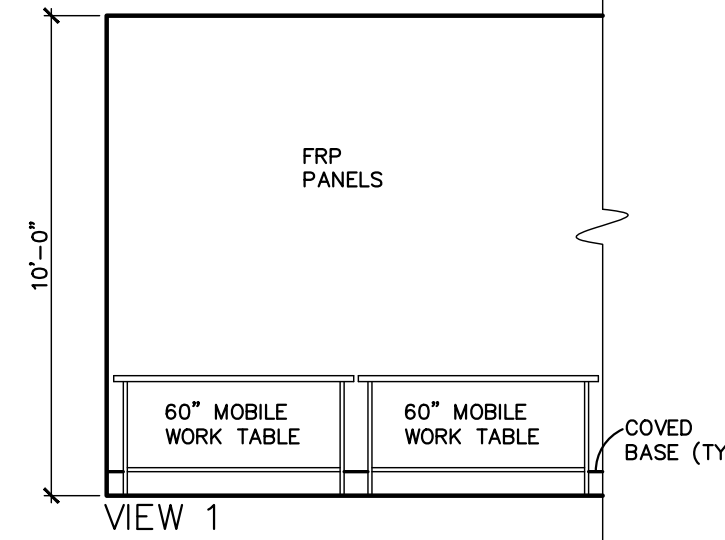
8 **COOK LINE 1**
SCALE: 1/4" = 1'-0"



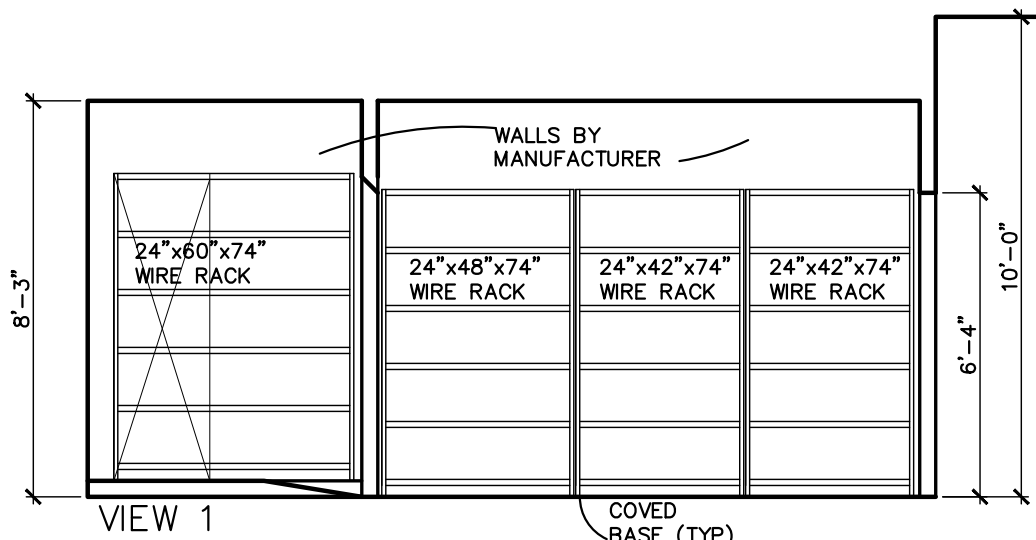
7 **INSIDE SALES COUNTER**
SCALE: 1/4" = 1'-0"



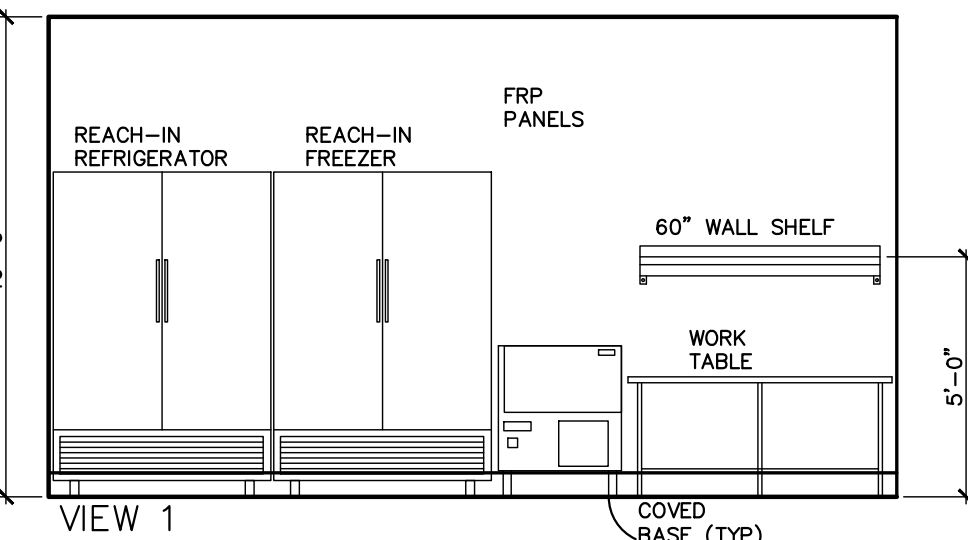
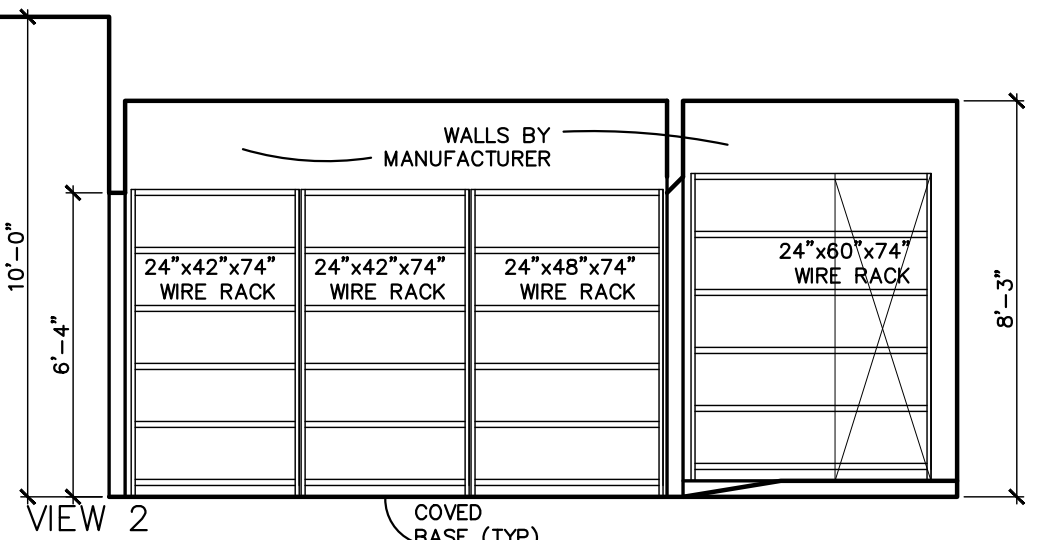
6 **OUTSIDE SALES COUNTER**
SCALE: 1/4" = 1'-0"



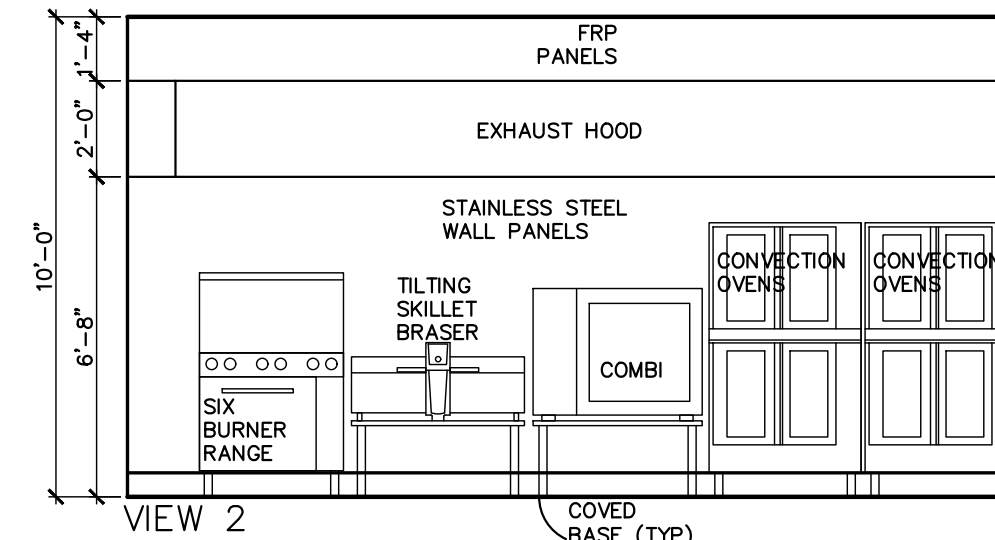
5 **PACKAGING**
SCALE: 1/4" = 1'-0"



10 **WALK-IN FREEZER-COOLER**
SCALE: 1/4" = 1'-0"

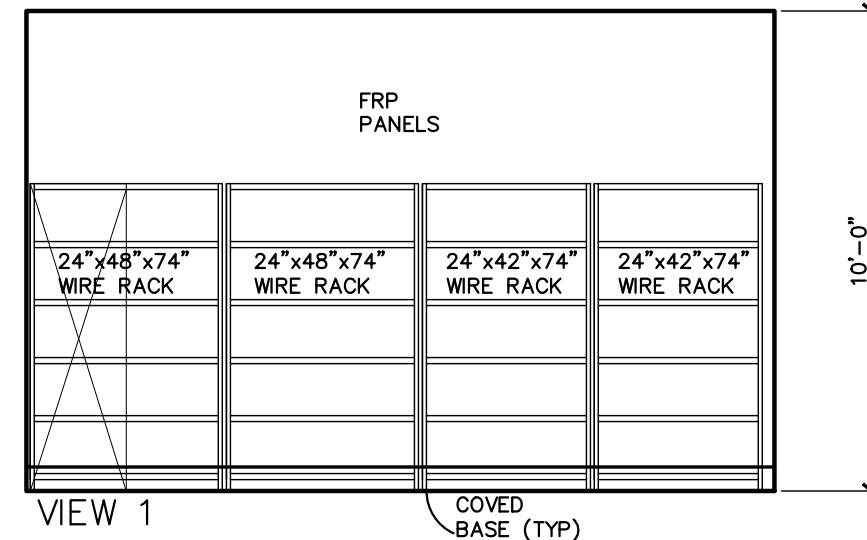


9 **COOK LINE 2**
SCALE: 1/4" = 1'-0"

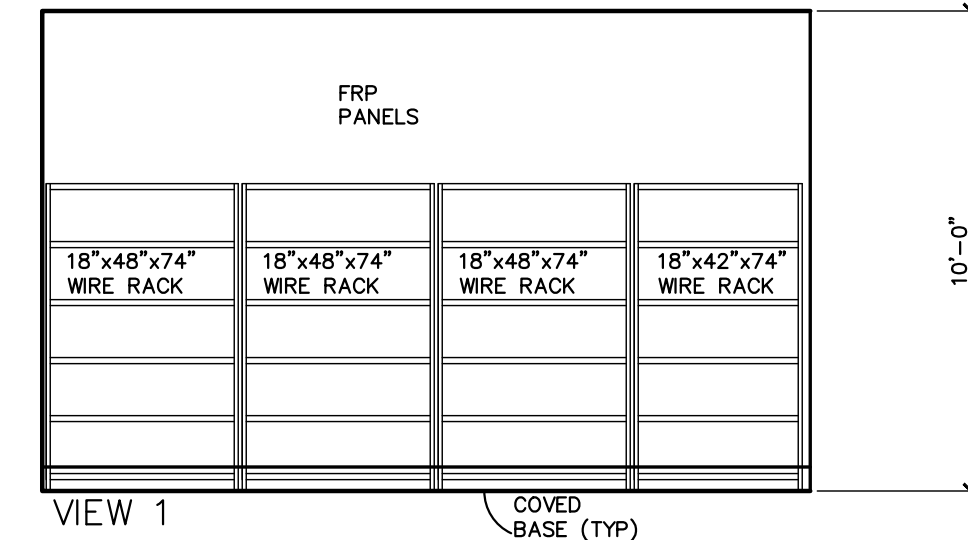
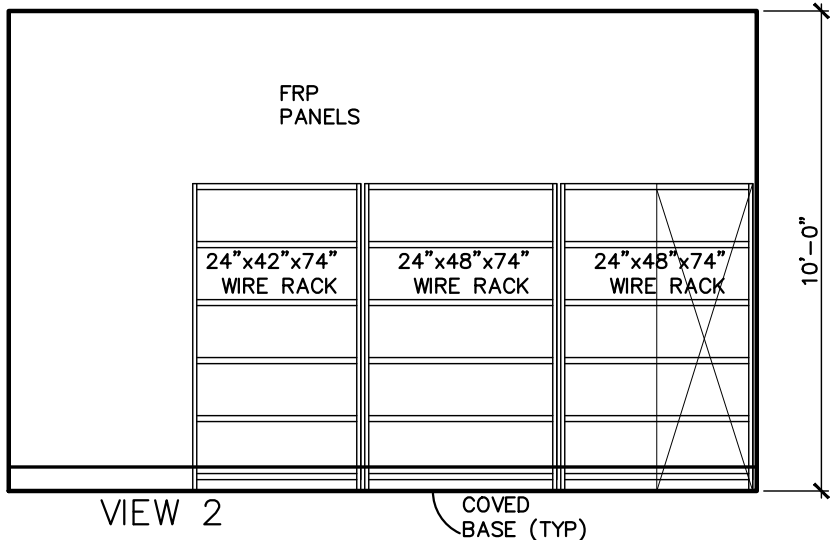


RESTROOM & FIXTURE SCHEDULE			(VERIFY EQUAL EQUIPMENT AND COLOR SELECTIONS WITH OWNER BEFORE CONSTRUCTION)			
MK	NAME	MANUFACTURER (OR EQUAL)	MODEL #	ADA	COLOR	QUAN.
01	FLOOR MOUNT TOILET W/ SENSOR FLUSH COMBO	SLOAN	WETS 2023.1001-COMBO	YES	WHITE/CHROME	1
02	1.6 CU. FT. MICROWAVE	WHIRLPDOL	WMC30516HZ	NO	STAINLESS STEEL	1
03	WALL MOUNT RESTROOM SINK	KOHLER	K-2084	YES	WHITE	1
04	HANDS FREE FAUCET	KOHLER	K-13461	YES	CHROME	1
05	DOUBLE TOILET PAPER DISPENSER	KIMBERLY CLARK	K-09606	YES	STAINLESS S.	1
06	TOWEL DISPENSER	KIMBERLY CLARK	K-09905	YES	SMOKE GREY	1
07	SOAP DISPENSER	KIMBERLY CLARK	K-32508	YES	FAUX STAINLESS	1
08	STAINLESS STEEL 36" GRAB BAR	PROFLO	PFGB36SF2	YES	SATIN FINISH	1
09	STAINLESS STEEL 42" GRAB BAR	PROFLO	PFGB42SF2	YES	SATIN FINISH	1
10	WATER DISPENSER	KRAUS	FF-102	YES	STAINLESS STEEL	1
11	STAINLESS STEEL 25"x21 1/4" SINK	DAYTON	GE12521	YES	STAINLESS STEEL	1
12	FLEXIBLE SPOUT KITCHEN FAUCET	ELKAY	LKD2439C	YES	CHROME	1
13	24" - 16 GAUGE TYPE 430 SS UTILITY SINK	REGENCY	600S12424B	NO	SATIN FINISH	1
14	WALL MOUNT 6" FAUCET W/ HOSE & BRACKET	FISHER	72714	NO	CHROME	1
15	33" WIDE BTM. FREEZER REFRIGERATOR, ICE MKR.	WHIRLPDOL	WRB322DMBM	YES	STAINLESS STEEL	1

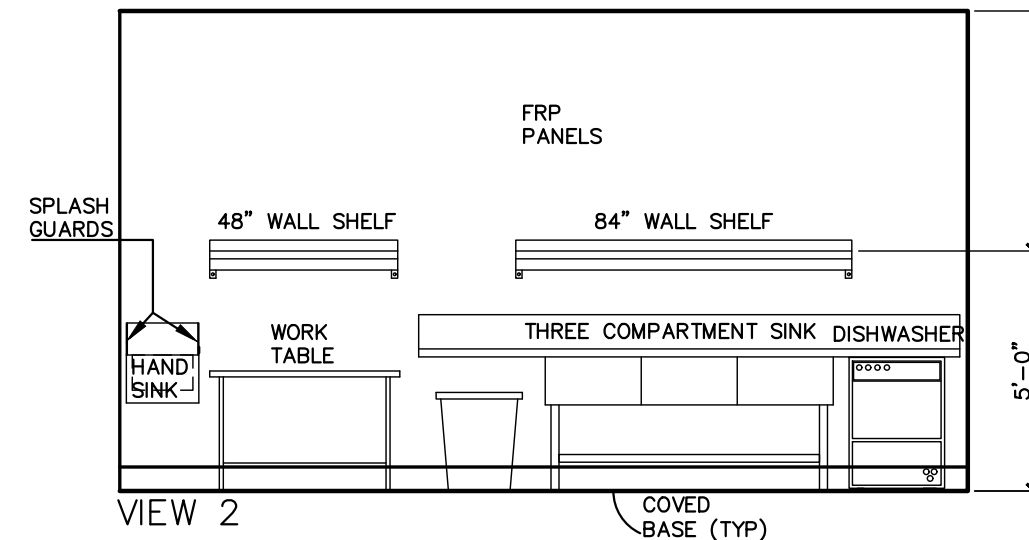
TPD.= TOILET PAPER DISPENSER T.D.= TOWEL DISPENSER S.D.= SOAP DISPENSER



12 **DRY STORAGE**
SCALE: 1/4" = 1'-0"



11 **DISHWASHING**
SCALE: 1/4" = 1'-0"



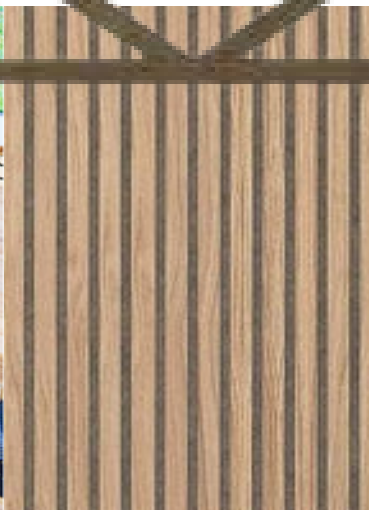
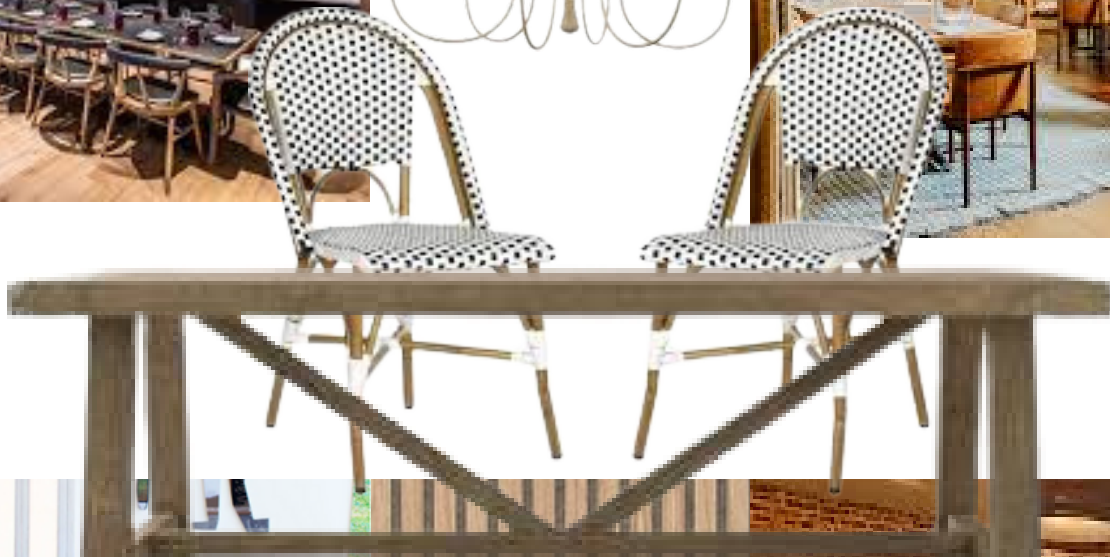
SFK - Grab & Go

INSPIRATION



SFK - Community Room

INSPIRATION



Emmanuelle Marchant

Simply French Kitchen

2410 E Eldorado pkwy, suite 400

Little Elm, TX 75068

February 24th 20204

Rezoning request

The proposal for rezoning from a commercial kitchen to a commissary kitchen in Little Elm is a visionary initiative aimed at not only fostering economic development but also empowering culinary entrepreneurs. The following statement articulates the persuasive reasons why the town should embrace this transformation, enabling budding chefs, food truck operators, and local artisans to develop their culinary ideas without the burden of initial financial investment.

Eliminating Financial Barriers for Culinary Entrepreneurs: The conversion to a commissary kitchen eliminates one of the primary obstacles faced by culinary entrepreneurs – the high cost of setting up an individual commercial kitchen. By providing a shared space, Simply French Kitchen facilitates collaboration and idea incubation without imposing a significant financial burden on individual entrepreneurs.

Municipal Compliance for Food Trucks: Municipality laws mandate that food trucks must have access to a commercial kitchen within the township limits. Currently, the town of Little Elm can no longer issue permits due to the absence of a commissary kitchen within its Township limits.

Simply French Kitchen addresses this requirement, ensuring that food truck operators can comply with regulations seamlessly. This not only aids in the growth of local food truck businesses but also enhances the town's reputation for regulatory compliance and responsible entrepreneurship.

Fostering Economic Development: The rezoning proposal positions Simply French kitchen as a catalyst for economic development. Simply French kitchen's design is a commercial kitchen created by a food entrepreneur: the refrigeration, storage, and space capacity such as the one designed cannot be found in the town of Little Elm or neighboring city Frisco. The space is designed to allow for three teams to simultaneously work, in the shared environment. The commissary kitchen side will be available to rent 24 hours a day.

By providing a supportive environment for culinary startups, the town can expect increased job creation, enhanced local commerce, and a thriving ecosystem of food-related businesses. This, in turn, contributes to the overall economic vitality of Little Elm

Unique Front Store Concept: The incorporation of a unique front store within Simply French Kitchen is a distinctive feature that sets this project apart. The front store serves as a professional space where members of the commissary kitchen can showcase and sell their culinary creations to the public. This not only provides exposure for the entrepreneurs but also adds an attractive element to the town, drawing in residents and visitors alike. The front store will open Monday to Friday from 11 am until 6:30 pm, Saturday from 10- 2 pm. Adjustments will be made should the rise of a delivery platform be needed by a member to allow such platforms delivery personnel to access the store.

Cultivating a Culinary Hub: The proposed zoning change will pave the way for culinary classes, transforming Simply French Kitchen into an educational hub. By offering classes on cooking techniques, nutrition, and diverse cuisines, the community gains access to hands-on learning experiences. This not only caters to aspiring chefs but also enriches the general culinary knowledge of residents, fostering a culture of lifelong learning.

Multipurpose Hosting Rooms: The versatility of Simply French Kitchen, with its classroom space, extends beyond culinary endeavors. The zoning change allows for the creation of hosting rooms that can be used for various purposes. Residents can rent these spaces for private events, corporate gatherings, or community meetings. This flexibility not only enhances the utility of the kitchen but also positions it as a venue for a range of activities, fostering community connectivity.

The availability of hosting rooms for events translates into economic benefits for Little Elm]. Residents and businesses looking for event spaces contribute to the local economy through rentals, thereby supporting the sustained growth of Simply French Kitchen and fostering economic development within the community.

Food Trucks & deliveries: No food truck will be allowed to park overnight: food trucks will be allowed to be parked only to load. We will not allow any cleaning or maintenance of any food trucks at our location/ Food trucks will need to be parked, cleaned, maintained, and disposed of grey water a location providing these services. Deliveries might be received overnight if the kitchen is rented when the delivery happens. Very rarely this option will be used as businesses that will rent the kitchen do not have the volume of sales required to receive overnight deliveries.

In conclusion, the rezoning proposal for Simply French Kitchen is a strategic move that aligns economic development with the support of local culinary entrepreneurship. By removing financial barriers, ensuring municipal compliance for food trucks, and introducing a unique front store concept and our classroom, the town has the opportunity to cultivate a vibrant culinary ecosystem. Simply French Kitchen is not just a business venture; it is a catalyst for positive change, community engagement, and the elevation of Little Elm as a culinary destination. Embracing this rezoning proposal is not

just a decision in favor of a business; it's a commitment to a flourishing and dynamic local economy.

A handwritten signature in black ink, appearing to read 'Emmanuelle Marchant', with a large, stylized initial 'E'.

Emmanuelle Marchant