



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

January 18, 2024

Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

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

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

3. **Roll Call**

4. **Consent Agenda**

1. Adoption of the January 4, 2024 Planning & Zoning Commission Meeting Minutes.

2. **FINAL PLAT/ Little Elm Court Addition (FP-23-004646).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.224, generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

- Presentation
- Discussion
- Consideration

3. **PRELIMINARY PLAT/ Little Elm Public Safety Annex (PP-23-004649).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for the Little Elm Public Safety Annex, establishing setback lines and easements necessary for development, on approximately 2.061 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Recommendation

4. **REPLAT/ Linden Hills Phase 1 (RP-23-005197).** Presentation, discussion, and consideration on a request of a replat consisting of .60 acres, being a replat of lot 71X, Block 1, Linden Hills Phase 1, generally located east of Rivers Creek Ln and south of Chance St. within Little Elm's Town ETJ.
- Presentation
 - Discussion
 - Consideration

5. **Regular Meeting**

1. **PUBLIC HEARING/Frisco Park Annex Planned Development (PD-23-004986).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.9 acres of land, currently zoned Lakefront District, generally located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits, in order to establish a new Planned Development district, based on Lakefront District standards, creating a regulating plan providing a conceptual framework for redevelopment of this area.
- Staff Report
 - Re-Open Public Hearing
 - Receive Public Hearing
 - 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 January 15th, 2024, 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.

Olga Chernomorets - Managing Director of Planning Services



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/18/2024

OVERVIEW

Project	Adoption of the January 4,2024 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	01/18/2024
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Adoption of the January 4, 2024 Planning & Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes January 4, 2024

DRAFT



Minutes

Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, JANUARY 4, 2024 - 7:00 pm

Present: Tom Ocelli, Commissioner; Brent Thibeaux, Commissioner; Michael Bell, Commissioner; Ron Trees, Chairman; Robert Martin, Vice-Chair

Absent: Jack Skinner, Commissioner; Stephen Horn, Commissioner; Chip Norman, Alternate Commissioner; Deb Cadet, Alternate Commissioner

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

1. **5:50 PM Work Session**
2. **6:00 PM Regular Meeting**
3. **Roll Call**
4. **Consent Agenda**

Motion: Approve consent agenda as presented.

Motion by Commissioner Tom Ocelli, seconded by Commissioner Brent Thibeaux

AYE: Commissioner Tom Ocelli, Commissioner Brent Thibeaux, Commissioner Michael Bell, Chairman Ron Trees, Vice-Chair Robert Martin

5 - 0 Passed - Unanimously

1. **Adoption of the December 21, 2023 Planning & Zoning Commission Meeting Minutes**

Agenda item approved in consent agenda motion.

2. **Little Elm Court Addition (FP-23-004646).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.224, generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.
 - Presentation
 - Discussion
 - Consideration

Extension request approved in consent agenda motion.

3. **PRELIMINARY PLAT/ Little Elm Public Safety Annex (PP-23-004649).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for the Little Elm Public Safety Annex, establishing setback lines and easements necessary for development, on approximately 2.061 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Presentation
 - Discussion
 - Recommendation

Extension request approved in consent agenda motion.

5. **Regular Agenda**

1. **PUBLIC HEARING/ Ace Oaks Liquor Store (SUP-23-004615).** A request for a Specific Use Permit (SUP) for a 2,650 square foot Liquor Store use, generally located in building 100, 2140 Oak Grove Parkway, currently zoned Planned Development with a Light Commercial Base through Ordinance #1604, in order to allow for sale of alcoholic beverages for off-site consumption.

Staff presented agenda item.

Commissioner Bell asked staff to recap the decision regarding the SUP for Liquor Mart.

- Staff clarified that the SUP was not officially denied, but it did not make it to Council. Residents attended the public hearing where the proposed project was presented and spoke in opposition to it. After the public hearing, the residents submitted a protest and met the requirements of the protest to trigger a super majority. At Town Council, some council members were not present, and they were not able to meet the super majority. The applicant asked to table and extend the item, but decided to withdraw their request.

The applicant, Randeep Singh Katararia was present to answer questions.

Commissioner Bell asked the applicant if he had other locations.

- There are two other locations: one in Sachse, Texas and one in Roanoke, Texas.

Vice-chair Martin asked the applicant to elaborate on their customer service and communication.

- The applicant takes pride in taking care of their customers and their needs and requests.

Vice-chair Martin elaborated that customers and the current manager at the Roanoke location have made comments on reviews about the establishment. Vice-chair Martin read the comments.

- The applicant clarified that the Roanoke location is run by his partner. The applicant is not aware of how the daily operation is handled.

Commissioner Thibeaux wanted to know why the applicant chose the Town of Little Elm.

- The applicant stated that they want to expand in Tarrant and Denton County. This proposed location came up and they were interested in opening there.

Chairman Trees asked if the applicant knew what the closest liquor store was to the west of the proposed location.

- The applicant stated that the nearest liquor store is on I-35 and Corinth.

Commissioner Ocelli asked the applicant who would run the proposed location.

- The applicant will run the location. He has someone who will be managing the Sachse store, and he will be managing the Little Elm Location.

Commissioner Ocelli stated that Little Elm is a small town community, and it is important to be friendly and polite. He had read all the reviews for both stores. Both establishments belong to the applicants. He then asked him if there were other locations they were looking at.

- They are pursuing a location in Richland Hills.

Commissioner Bell asked what the applicant thought neighborhood retail was and if his proposal was neighborhood retail.

- To the applicant, neighborhood retail is anything where the neighborhood shops at it.

Vice-chair Martin asked what made his proposal a special exception versus others that may come by.

- The applicant takes pride in running his store. He acknowledged that there have been issues with retaining employees and good labor. His stores are clean, and they take care of his customers.

Chairman Trees opened the public hearing at 6:21pm.

There were three speakers:

- Robert Payne: 2310 Oak Grove Pkwy
- Roger Yale: 4016 Nautical Cove
- Derek Meyer, 3432 Approach Ln

Robert Payne was in opposition of the proposed project because the west side already has traffic, and it would make it worse. He stated that he has experience with liquor stores, and it is hard to hire proper help and keep the business clean.

Roger Yale spoke in support of the proposed project. He is the developer of the site. He shared a story of when he visited the applicants' store in Sachse and was impressed with how they ran it.

Derek Meyer spoke in opposition to the proposed project because of the location and proximity to schools and homes. He also stated that his complex is not covered by the Little Elm PD, making it hard to attend to incidents.

Chairman Trees closed the public hearing at 6:30pm.

Staff reminded staff that unless the approval is specific to the tenant, if it is approved it is tied to the square footage not to the tenant.

Commissioner Thibeaux stated that he did not want to let the reviews make the official judgment. He believed that the applicant did his research and has been in business for a while, and a Google review should not affect that.

Vice-chair Martin clarified that what concerned him was how the store manager responded to negative comments. He stated that he believed that the proposed project is more general retail and commercial. He does not see any conflicts or hardships arising if the West Site Study is

followed.

Commissioner Bell does not see it as a nuisance. He believes that the scale of the business can determine if it is a neighborhood retailer or not. He believes that it is not neighborhood retail.

Commissioner Ocelli stated that he does not consider a liquor store neighborhood retail, it is more general retail near a neighborhood.

Chairman Trees does not think of a liquor store being part of neighborhood retail.

Staff asked for clarification on whether the Town should utilize the most current future land uses based on the West Side Study despite if there was a PD approved.

Commissioner Bell answered yes because the SUP requires everything that is current to be evaluated.

Motion: Deny the applicants SUP request

Motion by Commissioner Michael Bell, seconded by Vice-Chair Robert Martin

AYE: Commissioner Tom Ocelli, Commissioner Michael Bell, Chairman Ron Trees, Vice-Chair Robert Martin

NAY: Commissioner Brent Thibeaux

4 - 1 Passed

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

The public hearing for Frisco Annex will reopen. Staff sent a letter to residents encouraging contact with Staff.

7. **Adjourn**

Meeting adjourned at 6:39pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/18/2024

OVERVIEW

Project	FINAL PLAT/ Little Elm Court Addition (FP-23-004646)
P&Z Hearing	01/18/2024
Council Hearing	N/A
Size	Approximately 7.224 Acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Light Commercial (LC)
Existing Use	Partially Developed
Future Land Use Plan Designation	Retail/Commercial
Applicant	Andrew Yeoh, Triangle Engineering
Owner	KM 423 Partners, LP
Strategic Goal	

Agenda Item

FINAL PLAT/ Little Elm Court Addition (FP-23-004646). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.224, generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

- Presentation
- Discussion
- Consideration

Location

Generally located south of the intersection of Woodlake Pkwy and Farm to Market Road, within Little Elm's Town Limits,

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

The applicant requests an extension to allow for more time to bring the plat into compliance with the Town's

standards.

Recommended Action

Staff recommends approval of the applicant's extension request to the February 1, 2024 Regular Planning and Zoning Commission Meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/18/2024

OVERVIEW

Project	PRELIMINARY PLAT/ Little Elm Public Safety Annex (PP-23-004649)
P&Z Hearing	01/18/2024
Council Hearing	N/A
Size	Approximately 2.061 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Community Facility (CF)
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	John Blacker, Urban Strategy
Owner	Town of Little Elm
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/ Little Elm Public Safety Annex (PP-23-004649). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for the Little Elm Public Safety Annex, establishing setback lines and easements necessary for development, on approximately 2.061 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Recommendation

Location

Generally located on the southeast corner of Ryan Spiritas Parkway and Oak Grove Parkway, within Little Elm's Town limits.

Planning Analysis

The purpose of a preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this subdivision ordinance and the zoning ordinance regulations for each zoning district.

The proposed preliminary plat establishes a layout for the proposed public safety building, the construction of which is required per the Spiritas Ranch Development Agreement.

Planning, Engineering, and Fire have reviewed the proposed plat document and determined it to be mostly in compliance with relevant Town requirements. There are several minor outstanding comments that can be addressed prior to the Town providing signatures.

Recommended Action

Staff believes the outstanding comments are minor enough to be considered for conditional approval and recommends that the Planning and Zoning Commission approve the plat document with the following conditions.

- Update to read "Owner's Acknowledgment and Dedication"
- Double check C4: radius appears to be 20' in SDV. Ensure all line and curve data is reviewed and updated accordingly
- Though MSUD did not require extending the waterline, not that MSUD may require easements based on the comments added to the SDV. This can be addressed/reviewed during SDV and final plat review
- Update year
- Ensure language is updated to reflect "before" vs. "after". Review the most recent Town Development Handbook.

Attachments

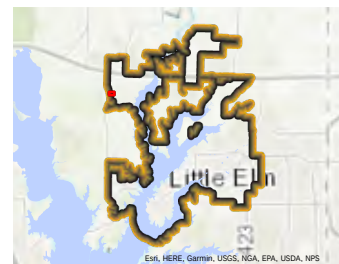
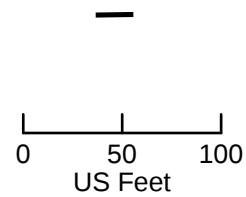
Location Map

Plat

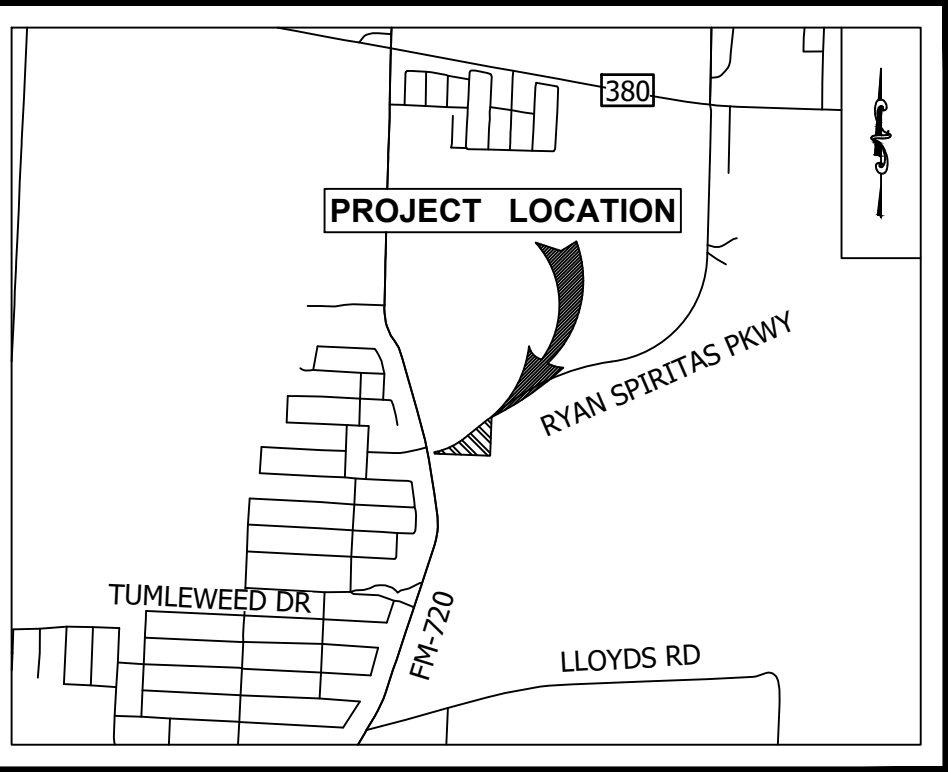


Public Safety Annex
 Preliminary Plat (23-004649)
 Little Elm, TX 75068

Town of Little Elm
Denton County, Tx
 Date: 1/2/2024



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.



VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Town of Little Elm is the sole owner of a 2.601 acre tract of land situated in the Marsella Jones Survey, A-662, being all of that tract of land described to said Town of Little Elm, recorded in Instrument No. 104543, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with blue plastic cap stamped "BCG 10194538" for the northwest corner of Lot 1X, Block AG, Spiritas Ranch Phase 1-South, an addition to the City of Little Elm, according to the Map recorded in Instrument No. 2023-288, O.P.R.D.C.T., and being in the southeast Right-of-Way (R.O.W.) line of Ryan Spiritas Parkway, a 140 foot R.O.W., recorded in Instrument No. 2021-95337, Real Property Records, Denton County, Texas (R.P.R.D.C.T.);

THENCE South 02 degrees 08 minutes 11 seconds West, with the West line of Block AG and Block AJ, said Spiritas Ranch Phase 1-South, passing a mag nail found for reference at a distance of 256.04 feet, and continuing a total distance of 421.04 feet to a 5/8 inch iron rod found with blue plastic cap stamped "BCG 10194538" for the southwest corner of Lot 2X, Block AJ, of said Spiritas Ranch Phase 1-South, being on the north line of that tract of land described to Upper Trinity Regional Water District, Tract 3, recorded in Volume 4646, Page 212, R.P.R.D.C.T.;

THENCE North 87 degrees 51 minutes 49 seconds West, with the north line of said Upper Trinity Regional Water District, Tract 3, a distance of 604.08 feet to a 5/8 inch iron rod found with blue plastic cap stamped "BCG 10194538" for the northwest corner of said Upper Trinity Regional Water District, Tract 3, and being in the easterly R.O.W. line of Farm-to-Market Road No. 720, a variable width R.O.W., the southeast corner of a R.O.W. dedication to the State of Texas, recorded in Document No. 2016-26306, R.P.R.D.C.T., and the northeast corner of a R.O.W. dedication to the State of Texas, record in Document No. 2016-6230, R.P.R.D.C.T., being the beginning of a non-tangent curve to the left, having a radius of 5814.58 feet, a central angle of 00 degrees 09 minutes 12 seconds, and a chord bearing and distance of North 11 degrees 45 minutes 04 minutes 12 seconds West, 15.55 feet;

THENCE, with said easterly R.O.W. line of said Farm-to-Market Road No. 720, and said curve to the left, an arc distance of 15.55 feet to a 5/8 inch iron rod found with blue plastic cap stamped "BCG 10194538" for the intersection of the east R.O.W. line of said Farm-to-Market Road No. 720, and the southeast R.O.W. line of said Ryan Spiritas Parkway;

THENCE with the southeast R.O.W. line of said Ryan Spiritas Parkway, the following bearings and distances:

North 76 degrees 59 minutes 20 seconds East, a distance of 20.67 feet to a 5/8 inch iron rod found with blue plastic cap stamped "BCG 10194538" for the beginning of a tangent curve to the left, having a radius of 770.00 feet, a central angle of 25 degrees 49 minutes 53 seconds, and a chord bearing and distance of North 64 degrees 04 minutes 23 seconds East, 344.22 feet;

With said curve to the left, an arc distance of 347.15 feet to a 5/8 inch iron rod found with blue plastic cap stamped "BCG 10194538" for corner;

North 51 degrees 09 minutes 26 seconds East, a distance of 263.92 feet to a 5/8 inch iron rod found with blue plastic cap stamped "BCG 10194538" for the beginning of a tangent curve to the right, having a radius of 930.00 feet, a central angle of 06 degrees 36 minutes 34 seconds, and a chord bearing and distance of North 54 degrees 27 minutes 43 seconds East, 107.22 feet;

With said curve to the right, an arc distance of 107.28 feet to the **POINT OF BEGINNING**, and containing 113,318 square feet or 2.601 acres of land.

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That THE TOWN OF LITTLE ELM do hereby adopts this plat, designated as LITTLE ELM PS ANNEX, an addition to the Town of Little Elm, Denton County, Texas, and hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, and public spaces, thereon shown for the purpose and consideration therein expressed.

THE TOWN OF LITTLE ELM

By: _____

Dated this ____ day of _____, 2023.

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Public, in and for the State of Texas

County, Texas

LEGEND

- BOUNDARY/LOT CORNER
- OTHER FOUND MONUMENTS

ABBREVIATIONS

INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
CAB. CABINET
VOL. VOLUME
PG. PAGE
(XX" XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
MAGF MAG NAIL FOUND
IRFC IRON ROD FOUND CAPPED
W.M.E. WALL MAINTENANCE EASEMENT
S.U.D. SPECIAL UTILITY DISTRICT
ESMT EASEMENT
SF-4 SINGLE FAMILY-4
CF COMMUNITY FACILITIES DISTRICT

Line Table		
Line #	Direction	Length
L1	N 76°59'20" E	20.67'
L2	S 32°12'38" E	25.54'
L3	S 39°16'48" E	66.27'
L4	S 87°51'47" E	165.99'
L5	N 02°08'13" E	33.45'
L6	N 38°43'23" W	46.36'
L7	N 51°16'48" E	43.67'
L8	S 38°43'12" E	6.24'
L9	N 02°08'13" E	6.44'
L10	S 87°51'47" E	24.13'
L11	S 02°08'13" W	16.00'
L12	S 02°08'11" W	24.00'
L13	N 88°02'41" W	15.64'
L14	S 02°08'13" W	27.57'
L15	N 87°51'47" W	165.99'
L16	N 39°16'48" W	67.82'
L17	N 32°12'38" W	27.20'
L18	N 51°12'18" E	203.11'
L19	S 51°09'39" W	32.38'
L20	N 38°46'00" W	35.96'
L21	N 51°14'00" E	21.63'
L22	S 38°46'00" E	35.92'

Curve Table					
Curve #	Central Angle	Radius	Length	Chord Bearing	Chord Distance
C1	0° 09' 12"	5814.58'	15.55'	N 11°45'04" W	15.55'
C2	18° 00' 14"	770.00'	241.96'	N 67°59'13" E	240.96'
C3	1° 51' 37"	770.00'	25.00'	N 58°03'17" E	25.00'
C4	48° 34' 59"	18.00'	15.26'	S 63°34'18" E	14.81'
C5	90° 00' 00"	39.00'	61.26'	N 47°08'13" E	55.15'
C6	40° 51' 36"	39.00'	27.81'	N 18°17'35" W	27.23'
C7	139° 08' 35"	5.00'	12.14'	N 71°42'30" E	9.37'
C8	90° 10' 54"	30.00'	47.22'	S 42°57'14" E	42.49'
C9	89° 49' 06"	30.00'	47.03'	S 47°02'46" W	42.36'
C10	90° 00' 00"	64.00'	100.53'	N 47°08'13" E	90.51'
C11	48° 34' 59"	43.00'	36.46'	S 63°34'18" E	35.38'
C12	5° 58' 02"	770.00'	80.19'	N 54°08'27" E	80.16'

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

I, **David A. Minton**, a Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

David A. Minton
Registered Professional Land Surveyor no. 6233

Date

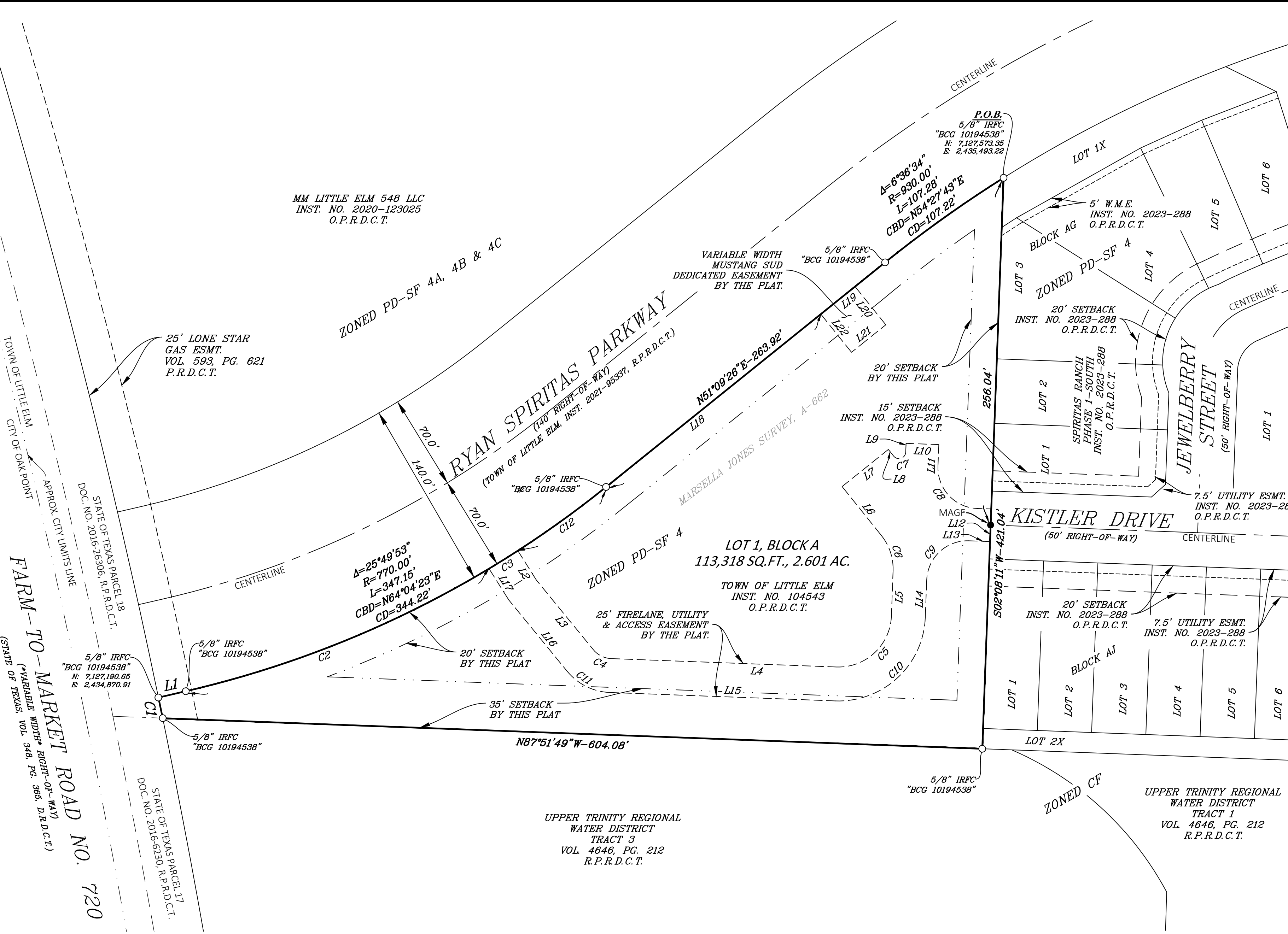
STATE OF TEXAS §
COUNTY OF DENTON §

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

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

NOTARY PUBLIC

County, Texas



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

Approved

Town Official
Town of Little Elm, Texas

Date

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

Witness by hand this ____ day of _____.

GENERAL NOTES

- ALL CORNERS ARE MARKED WITH A 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "BCG 10194538".
- FLOOD STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48121C04056, DATED 04/18/2011 FOR DALLAS COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AREA, DEFINED BY FEMA AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD LEVEL, AND DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF ACCURACY.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM A 2.601 ACRE TRACT OF LAND.
- VERTICAL DATUM IS NAVD88 GEOID12B, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK, ADJUSTMENT REALIZATION 2011.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
- NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVED EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATION ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THIS PROPERTY IS CURRENTLY LOCATED IN THE TOWN OF LITTLE ELM ETJ.
- ZONING SETBACKS PER SECTION 106.03.02, ARTICLE III, TABLE J, CODE OF ORDINANCES TOWN OF LITTLE ELM, TEXAS.

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he/she shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and Town standards and that he shall maintain the same in a state of good repair at all times in accordance with Town Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the Town Ordinance. The maintenance of pavement in accordance to Town Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with Town Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-10194610, 214-396-2339
www.urbanstrategy.us

PRELIMINARY PLAT

LITTLE ELM PS ANNEX LOT 1, BLOCK A

2.061 ACRES / 113,300 SQUARE FEET
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM ETJ, DENTON COUNTY, TEXAS

ISSUE DATE: 12/06/2023 | PROJECT NO.: 234030 | SCALE: 1 inch = 50 ft. | PAGE 1 OF 1

CIVIL
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

SURVEYOR
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
davidm@urbanstrategy.us
TBPLS Firm No. 10194610

DEVELOPER/ OWNER
BRW Architects
Contact: Stephen Hilt
3535 Travis Street, Suite 250
Dallas, TX 75204
Phone: 214-528-8704
Email: shilt@brwarch.com



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/18/2024

OVERVIEW

Project	REPLAT/ Linden Hills Phase 1 (RP-23-005197)
P&Z Hearing	01/18/2024
Council Hearing	N/A
Size	Approximately .60 acres
Current Zoning	ETJ
Proposed Use	Residential
Existing Use	Residential
Future Land Use Plan Designation	Low Density Residential
Applicant	David Barton, Kimley-Horn & Associates
Owner	Jennifer Eller, Lennar Homes of Texas Land & Construction, Ltd
Strategic Goal	

Agenda Item

REPLAT/ Linden Hills Phase 1 (RP-23-005197). Presentation, discussion, and consideration on a request of a replat consisting of .60 acres, being a replat of lot 71X, Block 1, Linden Hills Phase 1, generally located east of Rivers Creek Ln and south of Chance St. within Little Elm's Town ETJ.

- Presentation
- Discussion
- Consideration

Location

Generally located east of Rivers Creek Ln and south of Chance St. within Little Elm's Town ETJ.

Planning Analysis

The purpose of a replat is to make changes to a recorded final plat. This replat submittal is to replat currently platted and recorded property into two (2) separate lots in order to provide Mustang SUD and the second lot will remain a HOA lot to serve the community.

The applicant requests an extension to allow for more time to bring the replat into compliance with the Town's standards.

Recommended Action

Staff recommends approval of the applicant's extension request to the February 1, 2024 Regular Planning and Zoning Commission Meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/18/2024

OVERVIEW

Project	PUBLIC HEARING/Frisco Park Annex Planned Development (PD-23-004986)
P&Z Hearing	01/18/2024
Council Hearing	March 5, 2024
Size	Approximately 4.9 acres
Current Zoning	Lakefront District
Proposed Use	Planned Development (Townhome)
Existing Use	Single Family
Future Land Use Plan Designation	Special Planning Area 3
Applicant	Town of Little Elm
Owner	Multiple owners, including Town of Little Elm
Strategic Goal	

Agenda Item

PUBLIC HEARING/Frisco Park Annex Planned Development (PD-23-004986). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.9 acres of land, currently zoned Lakefront District, generally located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits, in order to establish a new Planned Development district, based on Lakefront District standards, creating a regulating plan providing a conceptual framework for redevelopment of this area.

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

Location

Generally located north of the intersection of Main Street and East Park Drive, within Little Elm's town limits.

Planning Analysis

On December 8, 2023, at the Planning and Zoning Commission hearing, Staff presented the Town-initiated Planned Development, based on the existing Lakefront District zoning, establishing a concept plan and a design guide for town home development.

At the meeting, multiple residents were present to express their concerns and inquire about the project, and how the proposed concept plan impact their properties. Others offered their vision for the future of their subdivision, expressing desire to contribute toward the design process, as well as to maintain the neighborhood as detached single family.

After hearing the resident's concerns, the Planning and Zoning Commission expressed their desire for Staff to reach out to the community in hopes of addressing everyone's questions regarding the zoning process, concerns over some of the issues brought up during the hearing, and the impacts of the proposed concept plan. The request was tabled until January 18, 2024 in order to allow Staff ample time to work with the residents.

Outreach.

At the hearing, on December 8, 2023, Staff shared their contact information with the residents that were present and asked them to share Staff contact with the resident of their neighbors, and encouraged everyone to reach out afterward for one on one conversations. Since that time, Staff have only been in contact with one resident, who has voiced the concerns and questions of the other residents as well, but Staff has been unsuccessful in establishing communication with the rest of the residents.

On January 4, 2024, in hopes of providing additional information and again encouraging contact, Staff mailed letters to property owners with explanation of the proposed Planned Development, the importance of establishing the concept plan layout, as well as additional zoning information about their properties. Staff has still not received any calls or emails from the other residents, aside from the one resident, who has already been in contact since the first hearing and also came in to discuss the proposal in person on January 11, 2024. Below are some of the concerns outlined by this resident, that was indicated to Staff are mostly shared by the rest of the neighborhood:

- Uncomfortable with uncertainty of the design of future townhomes and desire for cohesive properties
- Deteriorating condition of existing street and desire for the Town to put in and maintain the new streets
- Future developer taking over their utilities, creation of PIDs and HOAs, and other possible costs to be incurred by the residents
- Homes values would decrease as a result of redevelopment
- Lot size reduction; desire for lots to remain the existing size
- Impact on existing properties to remain and limitation on redevelopment potential for individual properties
- Desire to remain in place

Nonconforming Property.

It is important to reiterate that the current zoning on the land is Lakefront District. The Lakefront District does not allow single-family detached homes, making existing homes legal non-conforming. Existing homes are able to remain as they currently stand, but they are not able to expand or be built upon, and have limitation on repairs and rebuilding in case of significant damage. Repairs and maintenance can be done in any period of 12 consecutive months to not exceed the percent of the current replacement value of the building. In cases where damage may result in total destruction (over 51 percent of its total appraised value), a nonconforming structure may not be rebuilt as it was; any new structure would have to conform to the current zoning, Lakefront District. This information has been shared with the property owners.

Unfortunately, it appears that this is news to existing property owners. The rezoning of this particular area to Lakefront District took place in 2017, at which point all property owners would have been noticed and public hearings held. The interactive zoning map, as well as Planning and Zoning Department contact information, are available on the website and we always encourage all potential buyers to reach out and confirm zoning

and site development standards prior to purchasing property within the Town. Unfortunately, it is outside of Staff's control what information is advertised during the sale of privately-owned properties.

Lakefront District.

The goals of the Lakefront District are:

1. To build on the Town's targeted "lakeside community character," with built form and materials that are reminiscent of lakefront communities.
2. Make the sustainable through:
 - a. Providing for integrated mixed use;
 - b. Embodying LEED-ND (Leadership in Energy and Environmental Design Neighborhood Development) principles; and
 - c. Assuring pedestrian and bicycle friendliness;
3. To provide development and land use flexibility within the framework of a form-based development code;
4. To provide a mix of residential, retail and office uses in a pedestrian and bicycle-friendly environment; and
5. To encourage high quality development through providing a balance of development standards and expeditious administrative approvals for projects which meet the intent of this Code.

The intent of the Lakefront District is:

1. To provide a comfortable and attractive environment for pedestrians, which includes such things as buildings framing public space, interesting street walls, street trees, lighting, and street furniture;
2. To construct buildings close to the sidewalk and street;
3. To construct continuous building frontage along block faces except where it is desirable to provide for pedestrian and auto pass-through to parking at mid-block;
4. To provide shared parking that will benefit the entire district;
5. To encourage the use of public parks and plazas as a focus for mixed-use developments;
6. To design and build flexible buildings that can accommodate a range of uses over time;
7. To design streets, access lanes and buildings that will provide a high level of connectivity between parcels and projects for pedestrians, bicycles, and autos; and
8. To create a safe multi-modal mixed-use environment.

The Lakefront District established standards and design criteria for building form, streets and street framework, landscape, and signage. All of which are in place to ensure a cohesive and quality aesthetic of the building environment. The Lakefront District encourages mixed-use buildings and allows for a variety of retail, commercial, and amusement uses, and residential uses in the form of townhomes and live-work units only, which are essentially ground floor retail with residential units above, or behind.

Staff's concern is that given the amount of growing interest in this area, the current limitations and layout of the streets, and the flexible administrative allowances for development, redevelopment will occur in a disorganized manner, one lot at a time; permanently engraving the currently disconnected street framework. The goal of the request is to create a regulating layout plan that provides a conceptual framework for future redevelopment for the properties specifically within the Frisco Park Annex Subdivision. The proposal would not change the current zoning standards but would establish a conceptual layout that could help guide cohesive redevelopment, ensuring townhomes instead of any of the other allowed uses within the district.

Currently, townhome development is allowed by right and any property owner, or developer, could redevelop one or more lots without going through a zoning process, if they are able to meet the requirements of the Lakefront District. This also goes for any other uses allowed within the Lakefront District; as long as a proposal can meet the standards of the district, the development would follow the procedures under the Lakefront District; no zoning action would be required.

The proposed concept plan shows a new street framework that encourages this area to redevelop in a way that aligns with the intent of the Lakefront District to "design streets, access lanes and buildings that will

provide a high level of connectivity between parcels and projects for pedestrians, bicycles;" comfortable and attractive environment; and encourages continuous building frontages along block faces. This layout would ensure that redevelopment happens on a larger scale, instead of one property at a time, and in a manner that creates an organized, interconnected, well-planned out neighborhood. Additionally, it is designed in a way that would require developer/s to construct the new streets as shown, however, all the utilities would still be provided by the Town.

The proposed concept plan simply provides a layout that could potentially be implemented in phases for future redevelopment but does not, in any way, call for demolition of existing homes or eviction of existing property owners.

See previous planning analysis from December 8, 2023 below.

Background.

In 2009, the Town established the Town Center District, subsequently renamed in 2017 as the Lakefront District, which created special standards for the area and identified a desire to plan for redevelopment and to establish a pedestrian-oriented lakefront. Without an actual downtown, the Lakefront District was established to serve as the civic and cultural heart of the Town. The goal is to expand upon the Town's targeted "lakeside community character" by creating flexibility in architectural design, encouraging redevelopment and land use flexibility within the framework of a form-based development code, as well as unique and high quality development.

Subject area is 4.9-acre Frisco Park Annex Subdivision located within the Lakefront District. The subject area currently contains several vacant lots and structures, which, in combination with the vision for the District, and increased interest in this area in general, makes them ripe for redevelopment. However, the subject area's unique shape and layout present limitations to providing the kind of connectivity and environment envisioned through the Lakefront District.

In working with different redevelopment projects in and around the Lakefront District, Staff realized that a concept plan and vision, specific to the subject area, are necessary in order to ensure cohesive redevelopment in the future. Currently, the Lakefront District requires a concept site plan approval, called Regulating Plan. Such action is an administrative approval which allows each individual lot to attempt redevelopment on its own. Staff has concerns that without an overall concept plan, the area will struggle to redevelop one or two lots at a time, and will not be able to provide the pedestrian-friendly environment nor the connectivity envisioned through the Lakefront District.

Proposal.

As a result, Staff is proposing to establish a Planned Development District, with the Lakefront District as the base zoning, to create a concept plan for the overall Frisco Park Annex Subdivision area. Staff is not proposing any modifications to the base zoning district. Establishing the Planned Development District will not only solidify the desired redevelopment vision for the area, it will ensure and encourage cohesive redevelopment. Doing this through a zoning process ensures transparency as the proposed concept, as well as subsequent development proposals, will have to come before the Planning and Zoning Commission and Town Council for approval. The proposal includes a concept plan and a design vision to help guide future redevelopment.

Through a visioning exercise in coordination with a third party consultant, Staff developed a concept plan that identifies a density of approximately 13.5 units per acre, with a total of 66 townhomes. This density, while higher than that of the adjacent Lakefront Residential Overlay District, is still well below the density of the rest of the Lakefront District residential development. The proposed site is laid out in a way that creates an outward-facing development, with garage entries and alleyways interior to the site. This layout ensures that Main Street is redeveloped to provide a wide, tree-lined sidewalk, and maintains form-based code standards for block faces along the street.

The plan includes a centrally located interior amenity space, an additional opportunity for a green open space or dog park at the northeast corner, and multiple connections to the nearby public trail system. The proposed concept plan also shows re-orientation of the existing right-of-way system in order to provide the best connectivity throughout the site, as well as the adjacent right-of-way, and allow a phased redevelopment approach.

The design vision document provides examples of the desired architectural aesthetic, variation in unit design, and color schemes that are generally supported by the Administration.

The goal is to create a unique, high-quality, and cohesive redevelopment opportunity.

Fire and Engineering.

Fire and Engineering have reviewed the proposed site layout in order to ensure sufficient access, safety, and infrastructure capacity. Engineering is also supportive of the right-of-way re-orientation. The proposed concept plan has been generally approved by both departments. However, any development will require review and approval of a Site Development Permit prior to construction, as well as Council action with regard to the right-of-way re-orientation.

Recommended Action

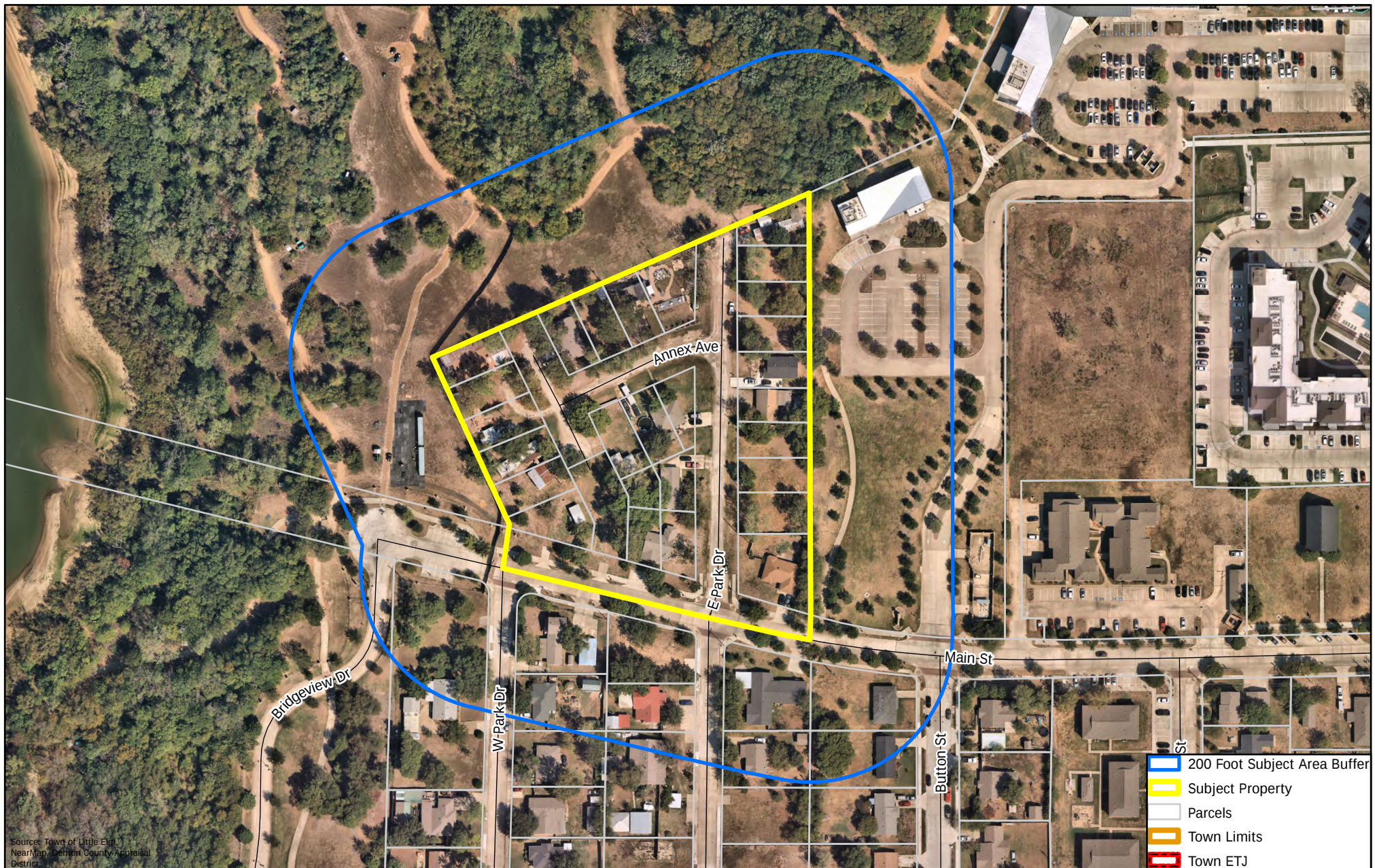
Staff recommends approval of the request as presented.

Attachments

Location Map

Concept Plan

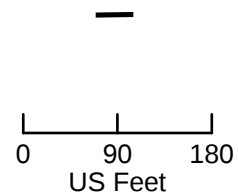
Design Vision



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

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

Date: 11/20/2023



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.

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



OPENSOURCE

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
OPENSOURCE

AMENITY

24' WIDE ALLEYWAYS

20.08' X 40' UNITS

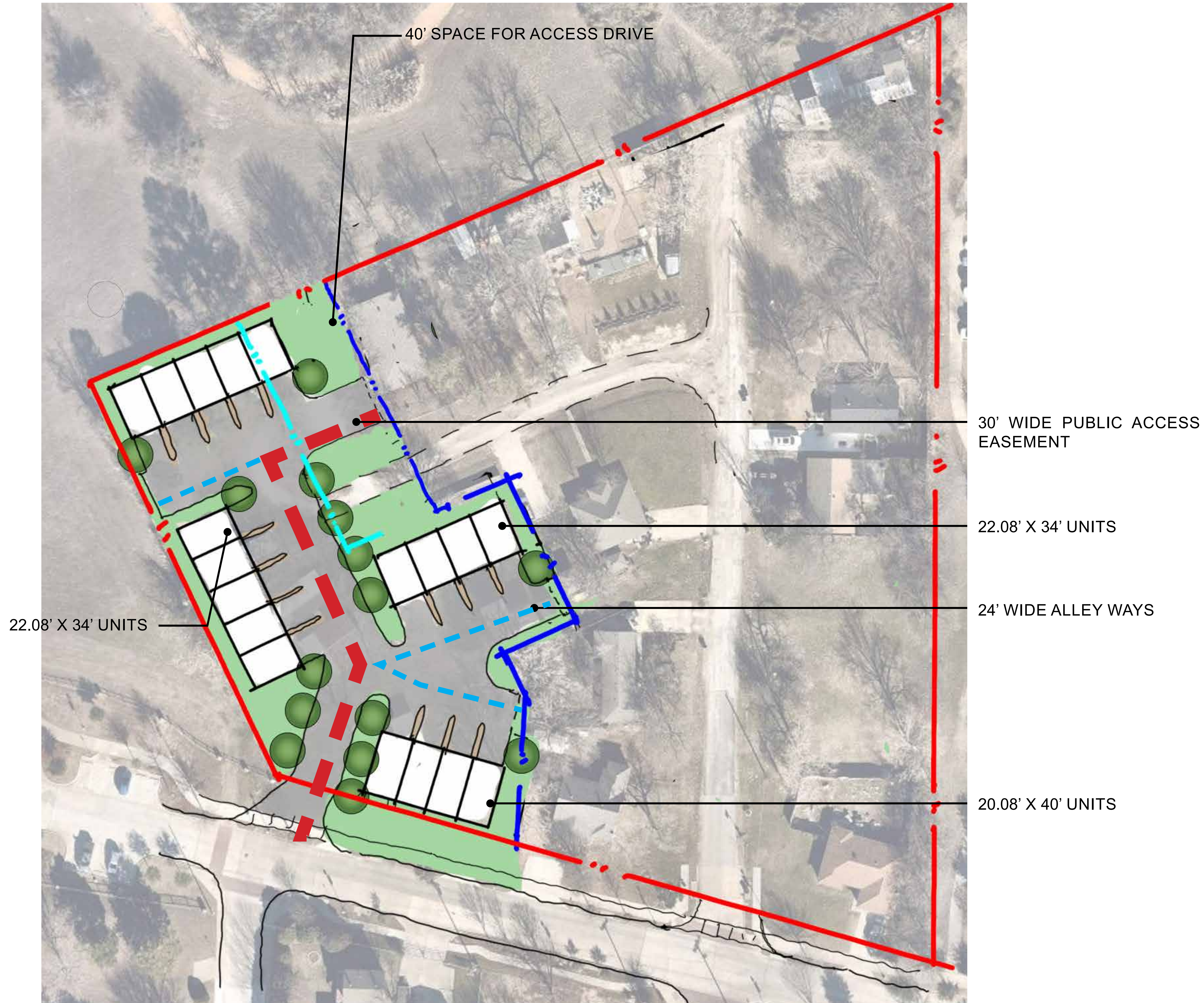
22.08' X 34' UNITS



MAIN STREET FACING UNITS

ANNEX TOWNHOMES - LITTLE ELM, TEXAS

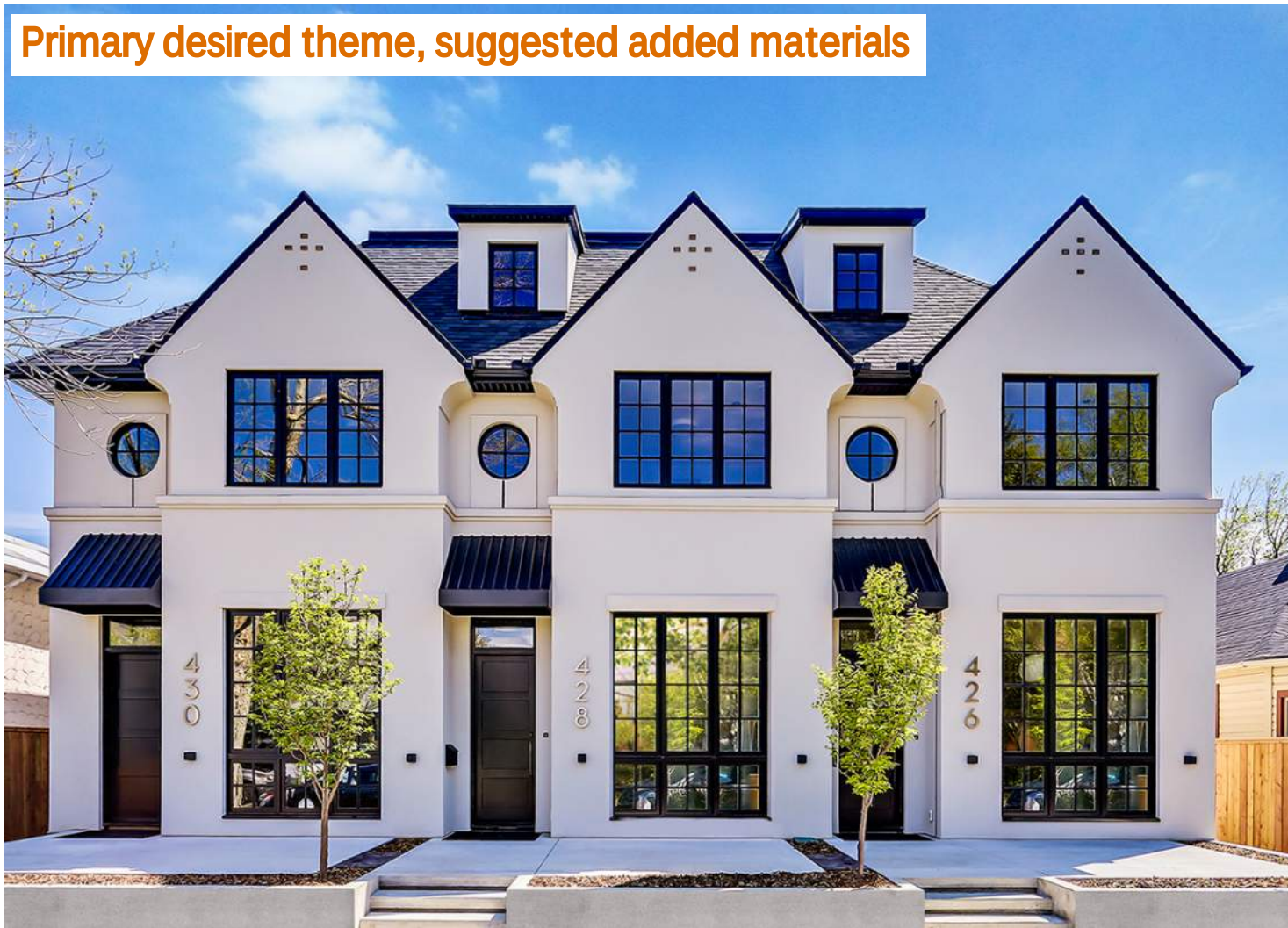
Scale: 1" = 30'
0' 30' 60' 120'



Potential Phase 1

18 Units

Primary desired theme, suggested added materials



Variations with light brick

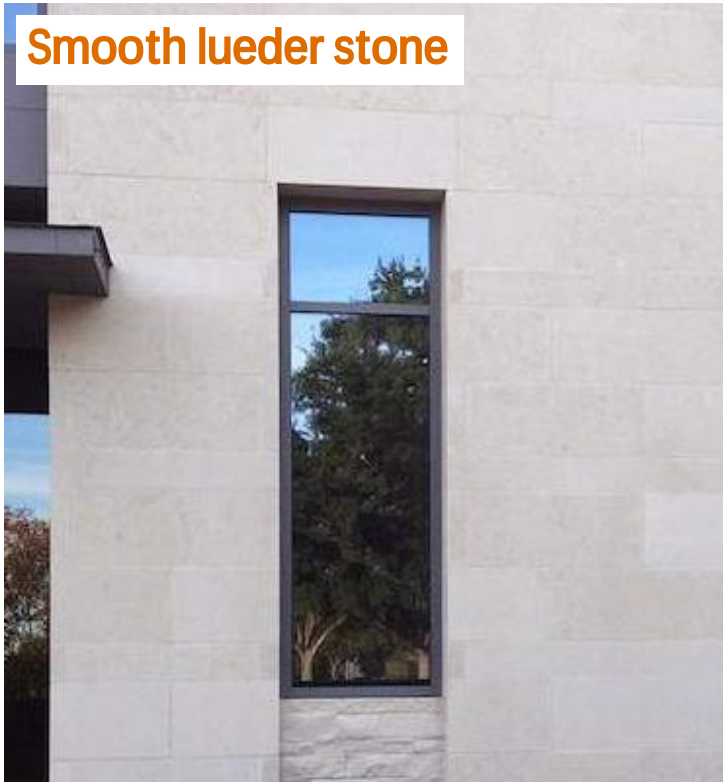


Alleys with perception of front door entry

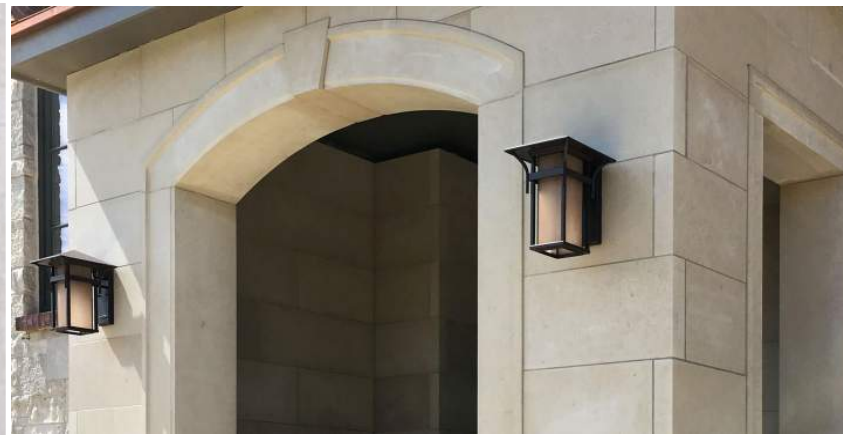


Alternating unit design





Smooth lueder stone



Siding and darker brick



White Brick



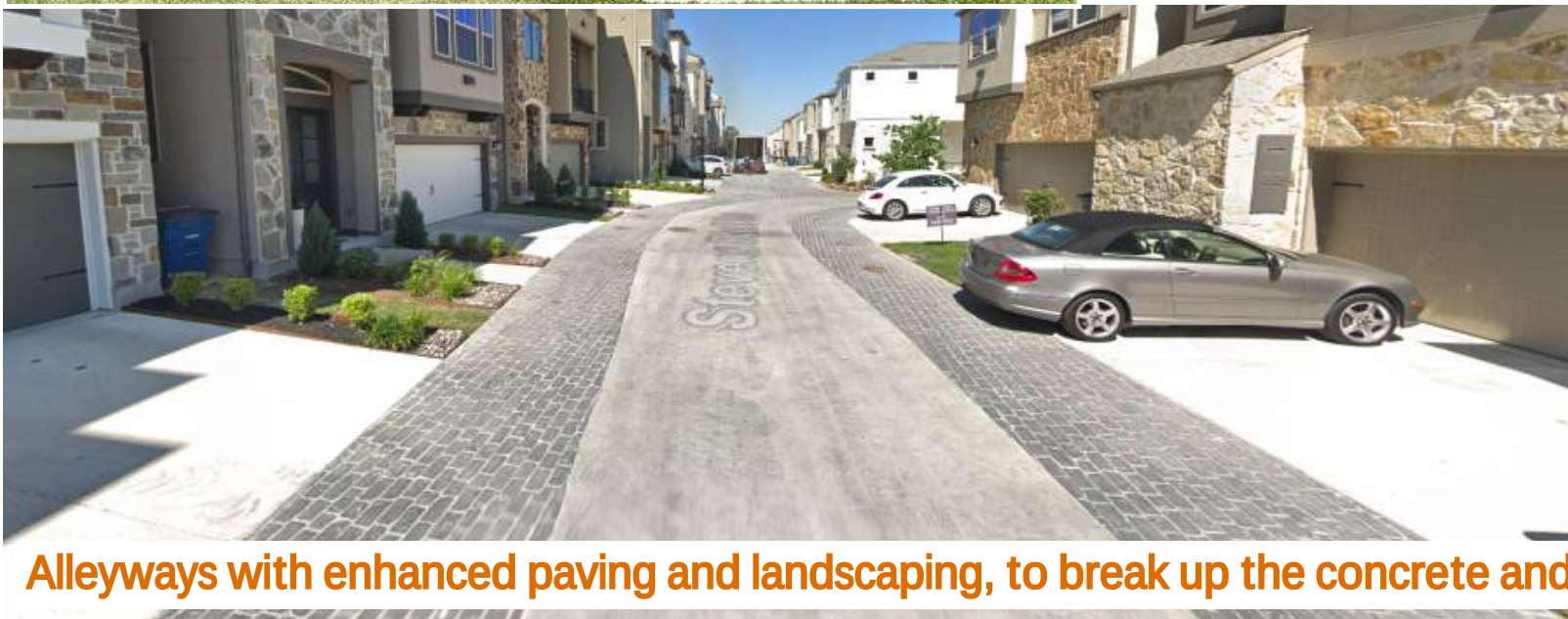
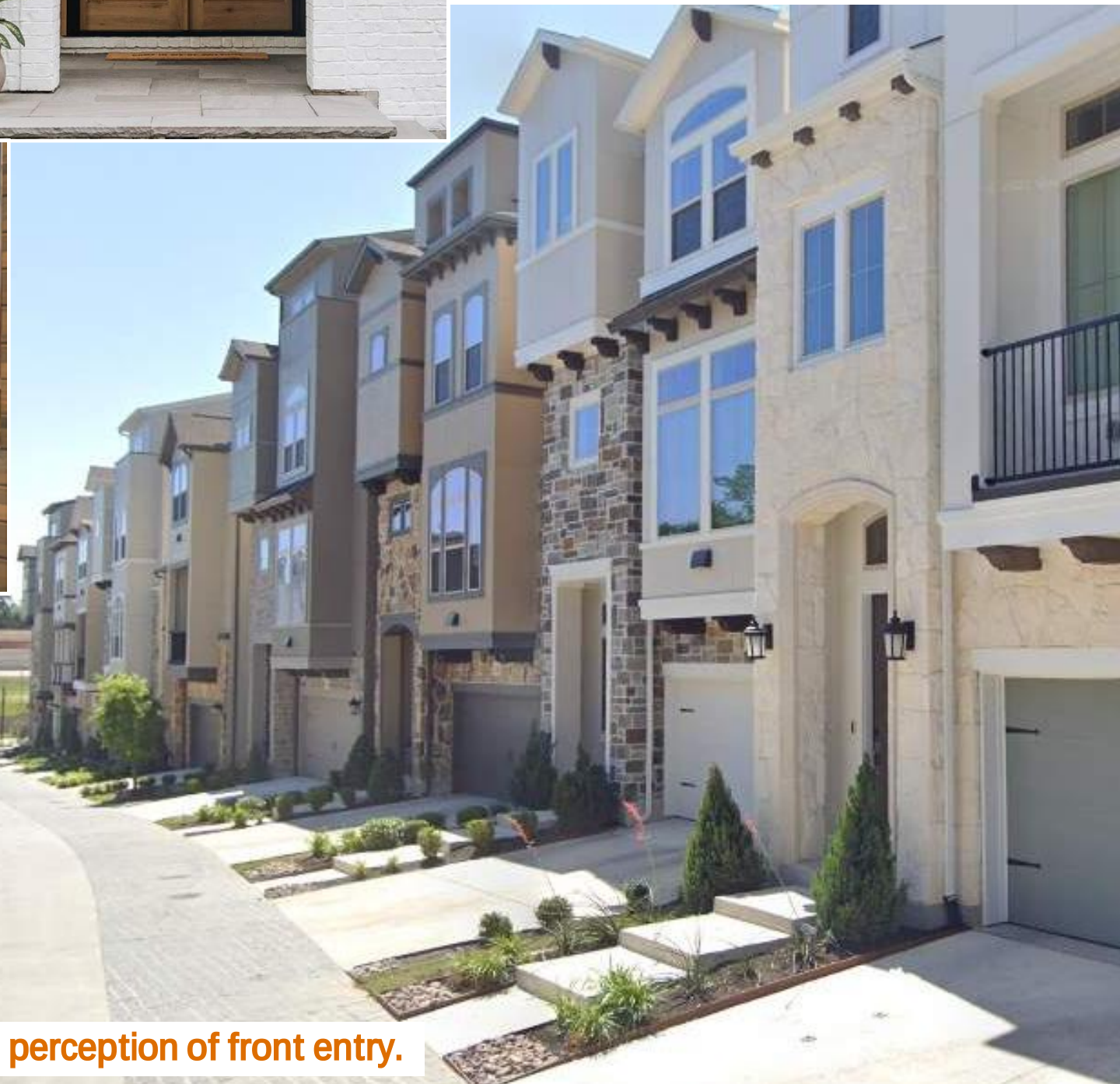
Enhanced front and alley door design.
Enhanced lighting fixtures.



Board and batten siding



Wood accents



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