



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

April 4, 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. **5:50 PM Work Session**

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

3. **Roll Call**

4. **Consent Agenda**

1. Adoption of the March 21, 2024 Planning & Zoning Commission Meeting Minutes
2. **FINAL PLAT/ROYAL COURT ADDITION (FP-24-000918).** Presentation, discussion, and consideration on a request for approval of a Final Plat of approximately 8.52 acres, generally located southeast of the intersection of King Road and Witt Road, within Little Elm's Town Limits, in order to establish 47 residential lots and 3 common area lots, along with easements necessary for development.
 - Presentation
 - Discussion
 - Consideration

5. **Regular Agenda**

1. **PUBLIC HEARING/ Denton ISD Braswell Highschool Planned Development Amendment (PD-23-004847).** Presentation, public hearing, discussion, and take action on a request to rezone approximately 107.767 acres of land, currently zoned as Planned Development, based on Community Facility Standards, through Ordinance No. 1583, generally located on the southeast corner of the intersection of U.S. Highway 380 and Navo Road, within Little Elm's town limits, in order to amend the site plan within the Planned Development District to allow for a multi-use facility with modified standards.
 - Presentation
 - Open Public Hearing

- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

2. Presentation, discussion, and take action on a recommendation of Planning and Zoning Commission representation to the Lakefront Small Area Plan and US 380 Small Area Plan Committees.
 - Presentation
 - Discussion
 - Recommendation

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

Brief Development Update from Project Manager Amanda Black.

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 April 1, 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

04/04/2024

OVERVIEW

Project	Adoption of the March 21, 2024 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	04/04/2024
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 March 21, 2024 Planning & Zoning Commission Meeting Minutes

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

March 21, 2024 Meeting Minutes

DRAFT



Minutes

Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, MARCH 21, 2024 - 7:00 pm

Present: Ron Trees, Chairperson; Jack Skinner, Commissioner; Michael Bell, Commissioner; Brian Kuberski, Alternate Commissioner; Debra Cadet, Alternate Commissioner

Absent: Robert Martin, Vice-Chair; Tom Ocelli, Commissioner; Stephen Horn, Commissioner; Brent Thibeaux, Commissioner

Staff Present: Brian Salvesen, Senior Planner
Citlali Castro, Planner

1. **5:50 PM Work Session**

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

Meeting opened at 6:00pm by Chairperson Trees.

3. **Roll Call**

4. **Consent Agenda**

Motion: Approve Consent Agenda with a minor typo correction to the minutes and an additional condition to the Item 4.2 Little Elm Court Addition Plat that the ownership information be verified.

Motion by Alternate Commissioner Debra Cadet, seconded by Alternate Commissioner Brian Kuberski

AYE: Chairperson Ron Trees, Commissioner Jack Skinner, Commissioner Michael Bell, Alternate Commissioner Brian Kuberski, Alternate Commissioner Debra Cadet

5 - 0 Passed - Unanimously

1. Adoption of the March 7, 2024 Planning & Zoning Commission Meeting Minutes

Minutes approved in consent agenda motion with the condition that staff correct the typo from "Car was" to "Car Wash."

2. **FINAL PLAT/ Little Elm Court Addition (FP-23-004646).** Presentation, discussion, and consideration on a request for approval of a Final Plat of approximately 7.224 acres, generally located south of the intersection of Woodlake Pkwy and Farm to Market Road 423, within Little Elm's Town Limits, in order to establish four lots, along with easements necessary for development.
 - Presentation
 - Discussion
 - Consideration

Plat approved with conditions recommended by staff as well as an added condition that staff verify ownership information is correct for all lots.

5. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
 1. At the last Town Council Meeting staff was given guidance that there would likely be 1 Commissioner on the Lakefront District Small Area Study, and 2 Commissioners on the Highway 380 Small Area Study. Staff will request the Commission select nominees during the April 4, 2024 Meeting.

Staff reminded the Commission of the nominations that will take place at the next meeting and also about the upcoming Town Hall meeting about potential development. No formal action was taken.

6. **Adjourn**

Meeting adjourned at 6:03pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

04/04/2024

OVERVIEW

Project	FINAL PLAT/ROYAL COURT ADDITION (FP-24-000918)
P&Z Hearing	04/04/2024
Council Hearing	N/A
Size	Approximately 8.52 acres
Current Zoning	Planned Development (Single Family)
Proposed Use	Single Family
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Dean Cardwell, Bohler
Owner	Mukesh Parna-Manager, King Witt Paradise LLC
Strategic Goal	

Agenda Item

FINAL PLAT/ROYAL COURT ADDITION (FP-24-000918). Presentation, discussion, and consideration on a request for approval of a Final Plat of approximately 8.52 acres, generally located southeast of the intersection of King Road and Witt Road, within Little Elm's Town Limits, in order to establish 47 residential lots and 3 common area lots, along with easements necessary for development.

- Presentation
- Discussion
- Consideration

Location

Generally located southeast of the intersection of King Road and Witt 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 standards.

Recommended Action

Staff recommends approval of the applicant's extension to the April 18, 2024, Regular Planning and Zoning Commission meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

04/04/2024

OVERVIEW

Project	PUBLIC HEARING/ Denton ISD Braswell Highschool High School PD Amendment
P&Z Hearing	04/04/2024
Council Hearing	May 7, 2024
Size	Approximately 107.767 acres
Current Zoning	Planned Development (Community Facility Base)
Proposed Use	Planned Development (Community Facility Base)
Existing Use	Public High School
Future Land Use Plan Designation	Public/Semi-Public
Applicant	Anthony Milbitz, Teague Nall and Perkins
Owner	Brandon Boyter, Denton ISD
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Denton ISD Braswell Highschool Planned Development Amendment (PD-23-004847).

Presentation, public hearing, discussion, and take action on a request to rezone approximately 107.767 acres of land, currently zoned as Planned Development, based on Community Facility Standards, through Ordinance No. 1583, generally located on the southeast corner of the intersection of U.S. Highway 380 and Navo Road, within Little Elm's town limits, in order to amend the site plan within the Planned Development District to allow for a multi-use facility with modified standards.

- Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Location

Generally located on the southeast corner of the intersection of U.S. Highway 380 and Navo Road, within Little Elm's town limits

Planning Analysis

Background.

The subject property consists of one lot totaling approximately 107 acres. This land was annexed into the Town in 2006 and 2007, through Ordinances No. 809 and 862, respectively. The subject property is currently zoned Planned Development (PD), with a Community Facilities (CF) base, through Ordinance No. 1583. The property is located within the Town's U.S. 380 Overlay District.

The original development plans for Braswell High School were agreed upon in a Development Agreement between the Town of Little Elm and Denton ISD. These plans included the High School, a 1,000-seat athletic stadium along with other athletic fields, and a parking lot. In 2020 the Development Agreement was amended and a Planned Development District zoning was established in order to allow for an expansion of the High School and for an expansion of the Athletic Stadium.

The property is bound by US 380 to the north, Navo Rd to the west, residential subdivision and Bell Elementary School to the south, and undeveloped Light Industrial land to the east. The Union Park Light Commercial area is to the north, across Highway 380. The Town Limits are on the western and southern boundary with the Town's ETJ.

The original concept site plan, in both the original and amended Development Agreements, as well as Planned Development did not depict a multi-use indoor practice facility or the associated site improvement needed to support such construction. Therefore, in order to provide such site improvements, the existing PD and DA would need to be amended.

Proposal.

The applicant is proposing to amend the PD and DA by providing a new concept site plan, allowing for a multi-use athletic facility, new storage building, as well as the other site improvements. The applicant's proposal includes modified façade standards for the practice facility.

Uses.

The primary purpose of the site plan revision is to add the multi-use building which will allow for indoor athletic and fine arts practices. The building will still function in the same capacity of the existing athletic fields but also provide additional practice opportunities with protection from the outside elements.

Zoning and Design Standards.

This site plan amendment will also amend the façade standards for the multi-use building in order to match the existing buildings on the property. The materials on site consist of primarily masonry facades with metal accents. Both the original High School and the later High School and Stadium expansions maintain a uniform façade style to provide a cohesive campus look. The type of construction for the proposed multi-use building does not allow for a similar percentage of brick as the stadium and school buildings due to structural and weight limitations. As a result of these restrictions, this building has more metal than the existing structures on site. However, unlike the stadium and main school building, the multi-use building will not be as prominent from either Highway 380 or Paloma Creek Boulevard, as it is set further back on the site, behind the stadium. The applicant is proposing to increase the masonry on the north facade, that would be the most visible from US 380, to provide 55% brick. The small new storage building is proposed as primarily brick.

Landscaping Standards.

There are no impacts to the existing landscaping and proposed alterations to the landscape plan from the original PD.

Parking.

The applicant is not proposing any parking with these additions. These buildings only replace or compliment uses already on the property and do not add any additional capacity to the enrollment of the school, nor the likely number of visitors for extra-curricular events.

Subdivision.

The replat of this site will still have to meet all subdivision ordinances, approval of this concept plan does not

approve the layout of public facilities, easements, exact lot lines, or any other aspect of subdivision plat review.

Signage.

The applicant is not requesting any sign variances for the new buildings. One “sign” is proposed that consists of the school’s Bengal mascot, it measures less than 200 square feet which is permitted under the Sign Ordinance.

Fire and Engineering.

Proposed site plans have been reviewed and generally approved for the purposes of the zoning request only. This is not an approval of the plans for actual construction and does not prevent additional necessary changes to the site plan as determined during the review of the Site Development Permit.

Comprehensive Plan.

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

Recommended Action

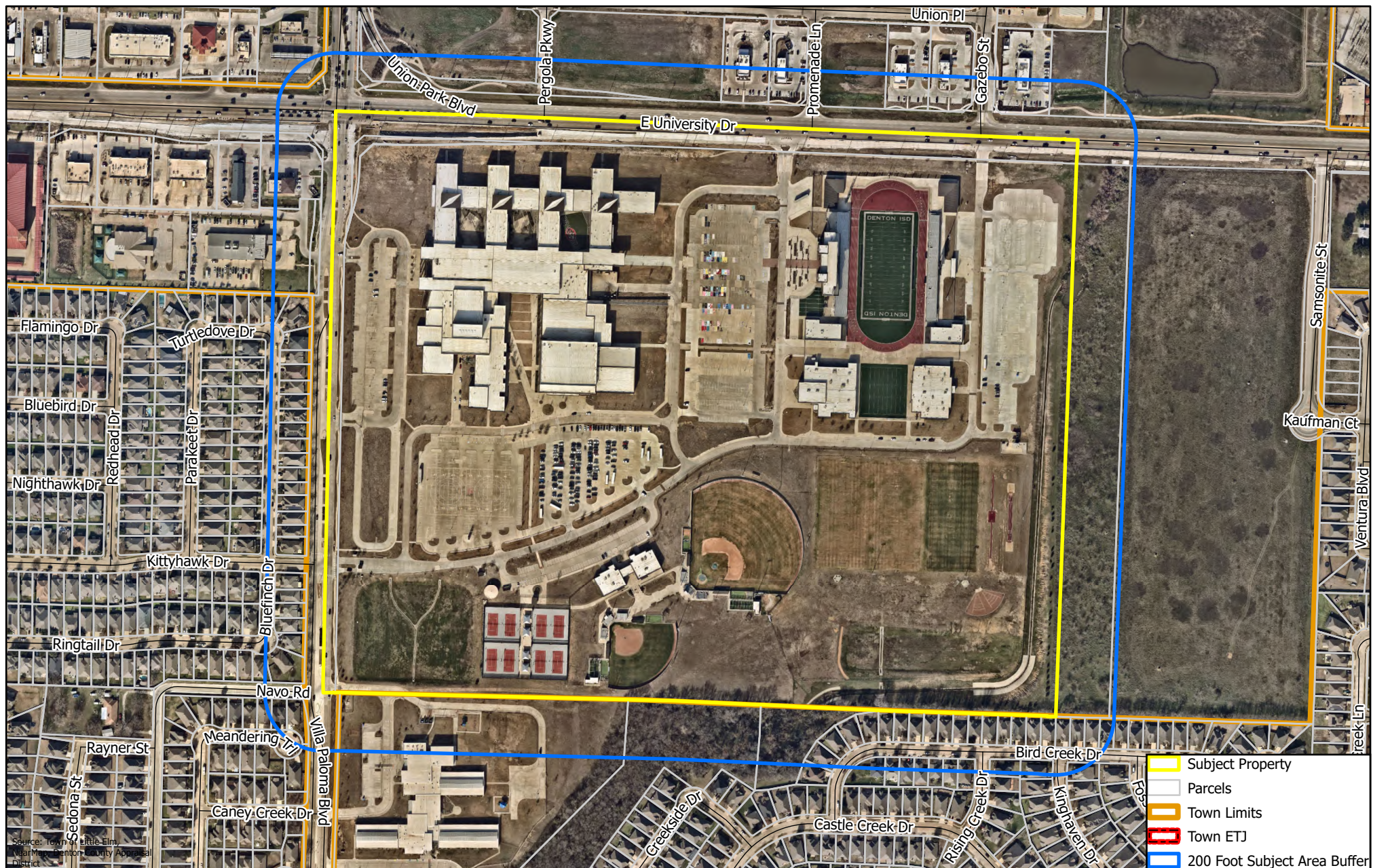
The U.S. 380 Overlay District (380-OD) is identified in the 2017 Comprehensive Plan as the Town's major commercial hub for employment, and provides enhanced regulations to stimulate high-quality employment opportunities in this area. The intent of this district is to promote the economic development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

The development character of large-scale buildings is important along this corridor, especially given the future development across this district. Based on the previously approved PD concept plan, the property in its entirety was envisioned as a large unified development, with a cohesive feel, with a professional and institutional presence, as seen in the layout and design of the site and buildings. Staff believes the addition of the multi-use athletic facility and other site improvements in the rear of the property maintain cohesiveness with the existing structures and buildings on site, and would not adversely impact the overall school complex or the surrounding area.

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

Attachments

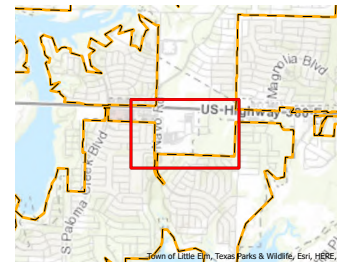
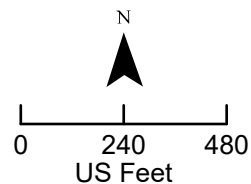
Location Map
Letter of Intent
Existing Site Plan
Proposed Exhibits



Braswell High School Multi-use Facility Addition Little Elm, TX 75068

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

Date: 3/12/2024



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.

November 21, 2023

Managing Director of Planning
Olga Chernomorets
City of Little Elm
100 W. Eldorado Parkway
Little Elm, Texas 75068

RE: Braswell High School Rezoning
Letter of Intent
TNP# VLK 23416

Dear Ms. Chernomorets,

Please accept this application for the PD Site Plan update of the Braswell High School site. The intent of the submittal is to update the established PD Site Plan to include the athletic facility additions. This includes a new indoor practice field, an outdoor artificial turf practice field, track and field relocations, and additions to the baseball and softball fields. It is our understanding that the PD Site Plan submittal is required to ensure proposed Multi-Purpose Facility and athletic improvements are in compliance with the established PD.

The building elevations of the indoor practice facility are dictated by the utility of the building to provide a safer condition for athletes to practice in. Due to the nature of the indoor practice facility, relief from architectural standards found in the Little Elm Zoning Ordinance Sec. 106.06.05 are required. The architects have created a building elevation that is congruent with the architecture of the campus and provides the necessary utility for the students.

Denton ISD and the design team believe these are appropriate exceptions to the Little Elm Zoning ordinance as the building is located interior to the campus making visibility from major surrounding streets minimal and the proposed building elevations maintain the architectural integrity of the Braswell High School campus.

Thank you for your time in this matter. Please do not hesitate to contact me with any questions.

Sincerely,
tnp
teague nall & perkins



Anthony Milbitz, P.E.



VLK ARCHITECTS

ARCHITECT

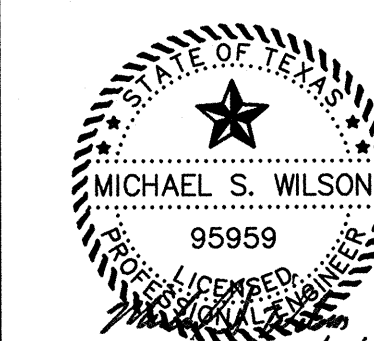
VLK Architects, Inc.
2821 West 7th Street, Suite 300
Fort Worth, Texas 76107
Main Phone: 817.633.1600
www.vlkarchitects.com

CIVIL ENGINEER

Teague, Nall, & Perkins, Inc.
1100 Macon Street
Fort Worth, Texas 76102
Main Phone: 817.336.5773
www.tnp-online.com

DENTON I.S.D.
LITTLE ELM, TX
PACKAGE TWO
BUILDING PACKAGE

Comprehensive High School No. 4



ISSUED: JULY 1, 2014

REVISIONS

Revision No.

Director LGV
Designer JPB
Proj. Arch. JSH
Drawn By TNP
Quality Control DAS

PROJECT NO.

2855.00

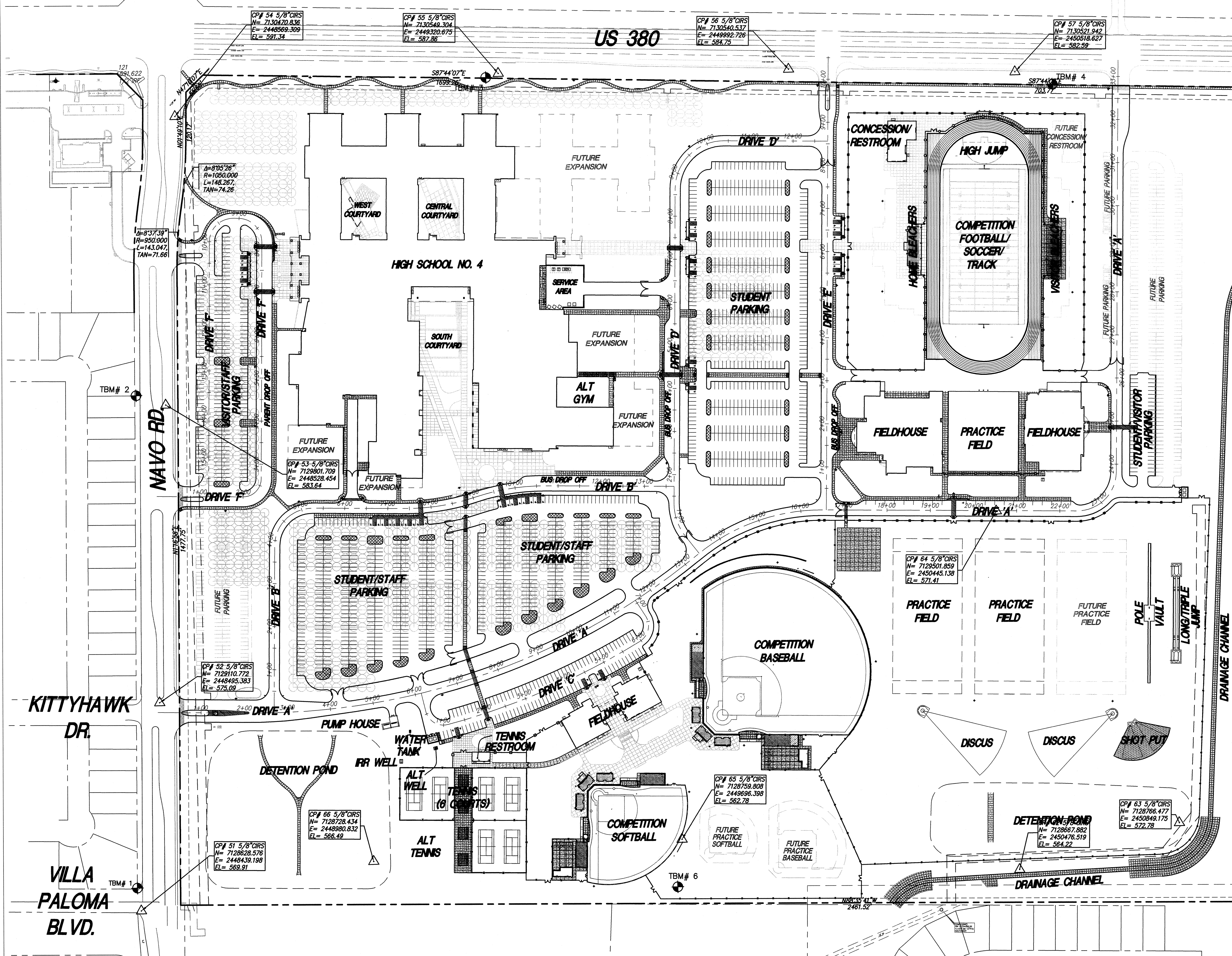
SHEET TITLE

OVERALL DIMENSIONAL
CONTROL PLAN

SHEET NO.

C1.12

COPYRIGHT © 2014 VLK ARCHITECTS



DIMENSIONAL CONTROL NOTES:

1. THIS PLAN SHALL BE USED TO CONTROL THE GEOMETRICS OF THE SITE LAYOUT. DIMENSIONAL TIES AND COORDINATES ARE PROVIDED TO ASSIST IN THE LAYOUT OF THE SITE IMPROVEMENTS. THE CONTRACTOR SHALL VERIFY THE COORDINATE TIES WITH THE DIMENSIONS PROVIDED ON THE PLANS.
2. ALL DIMENSIONS AND COORDINATES ARE TO THE FACE OF CURB AND BUILDING.
3. ALL BUILDING TIES AND DIMENSIONS SHALL BE COORDINATED AND VERIFIED WITH THE ARCHITECT'S PLANS. ALL DIMENSIONS TO BUILDINGS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.

BENCHMARKS

TBM NO. 1

R.R. SPIKE SET IN PP AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAVO RD. AND VILLA PALOMA BLVD.
ELEVATION = 572.82

TBM NO. 2

R.R. SPIKE SET IN PP ON THE WEST SIDE OF NAVO RD. 730' +/- NORTH OF THE INTERSECTION OF KITTYHAWK DR. AND NAVO RD.
ELEVATION = 582.92

TBM NO. 3

R.R. SPIKE SET IN PP ON THE SOUTH SIDE OF U.S. HWY 380, 750' +/- EAST OF THE INTERSECTION OF U.S. HWY. 380 AND NAVO RD.
ELEVATION = 590.24

TBM NO. 4

R.R. SPIKE SET IN PP ON THE SOUTH SIDE OF U.S. HWY 380, 2064' +/- EAST OF THE INTERSECTION OF U.S. HWY. 380 AND NAVO RD. AND 630' +/- WEST OF THE SOUTH END OF DUAL 3'X7' RCB CULVERTS UNDER U.S. HWY. 380.
ELEVATION = 581.61

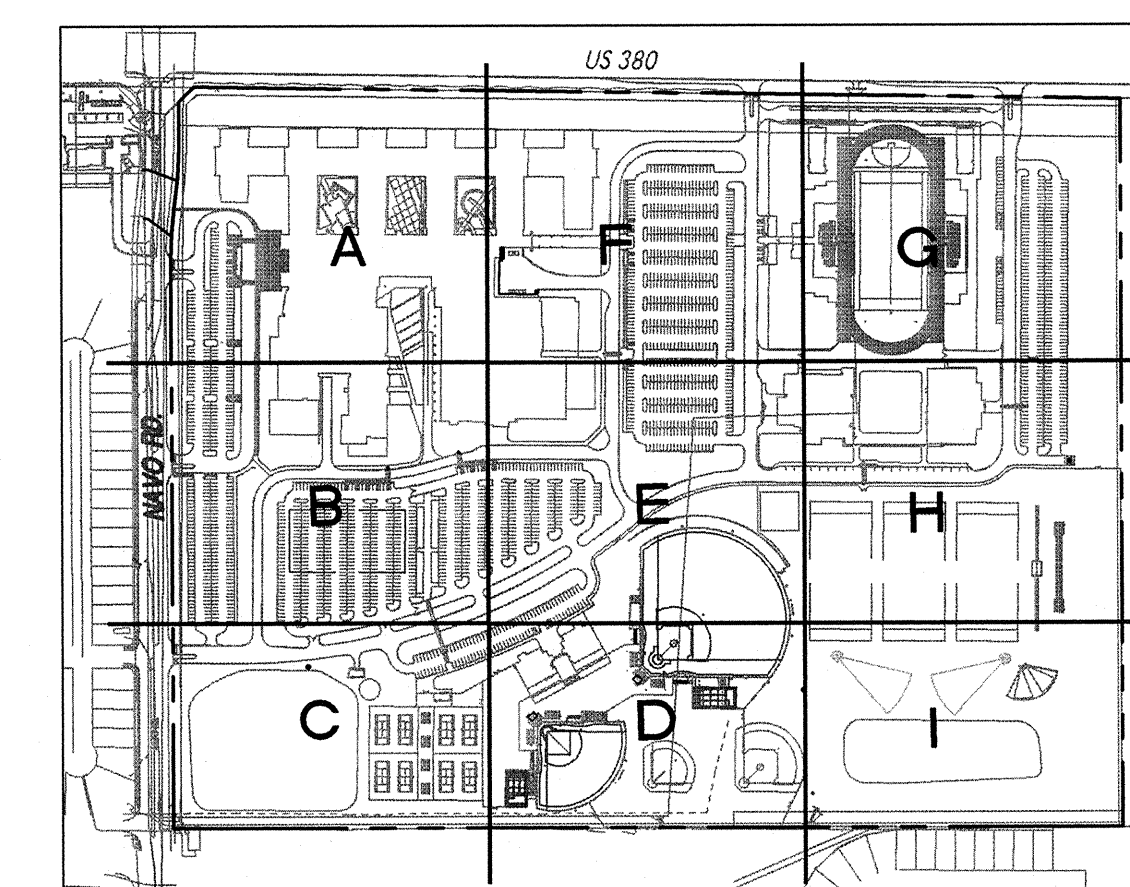
TBM NO. 5

R.R. SPIKE SET IN PP ON THE SOUTH SIDE OF U.S. HWY 380, 3345' +/- EAST OF THE INTERSECTION OF U.S. HWY. 380 AND NAVO RD. AND 653' +/- EAST OF THE SOUTH END OF DUAL 3'X7' RCB CULVERTS UNDER U.S. HWY. 380.
ELEVATION = 581.28

TBM NO. 6

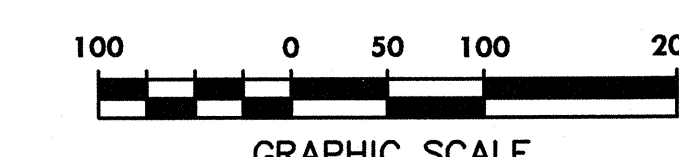
R.R. SPIKE SET IN PP 1230' +/- EAST OF THE INTERSECTION OF NAVO RD. AND VILLA PALOMA BLVD. AND 103' +/- WESTERLY OF THE WEST END OF A CONCRETE HEADWALL
ELEVATION = 564.15

CP# 61 5/8" ORS
N= 7128616.321
E= 2451263.861
EL= 572.78



KEYPLAN

SCALE 1"=500'

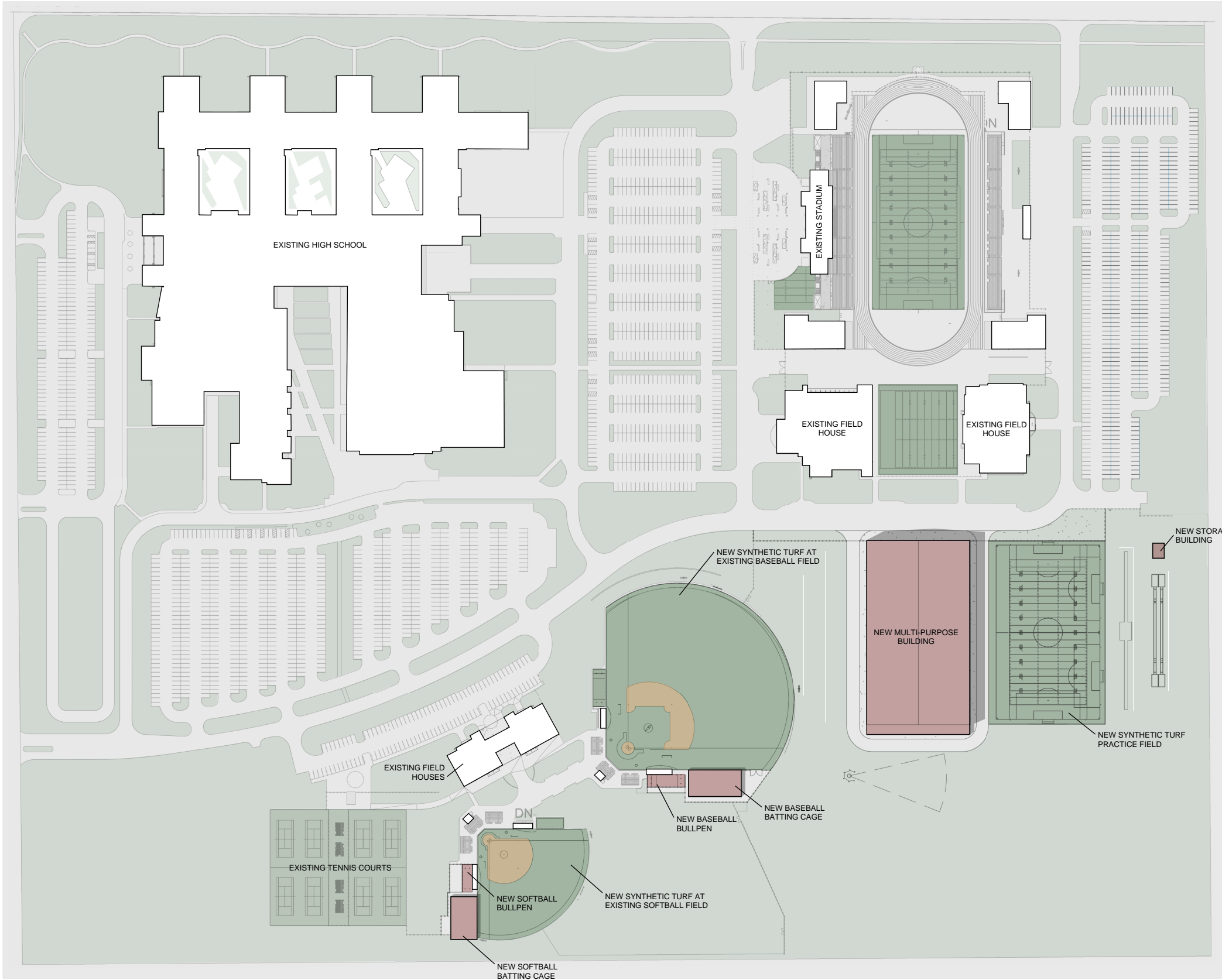


GRAPHIC SCALE

TNP PROJECT NO. VLK13157
TNP TBPE REGISTRATION NO. F-230

BRASWELL HIGH SCHOOL ATHLETIC ADDITIONS

OVERALL SITE PLAN



ISSUED: 10/24/2023

REVISIONS

Revision No.	Revision Date
1 City Review Response	02/06/2024

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

PROJECT NO.

23-047.00

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A13.11

COPYRIGHT © 2024 VLK ARCHITECTS

EXTERIOR ELEVATION NOTES

- Refer to Sheet A16.11 for Typical Control Joint and Building Expansion Joint Details.
- Based on the applicable design criteria, submit the proposed pattern of control joints in masonry veneer, CMU and stucco/cement plaster to the Architect for review and approval prior to construction.
- Verify mounting heights of all Electrical and Mechanical items on the exterior of the building prior to construction, whether specifically indicated on the Exterior Elevations or not.
- Install cast stone in accordance with the recommendations of the Cast Stone Institute, unless specifically noted or detailed otherwise.
- Refer to Sheet A3. for Loose Lintel Details. Refer to Structural Drawings for maximum span and bearing requirements.
- Terminate recessed and projected masonry veneer courses at 4" from intersecting window frames, door frames, sloping roofs, etc., unless noted otherwise.
- Provide solid bricks for soldier courses at exterior corners (do not miter). Refer to Detail _/A3. _.

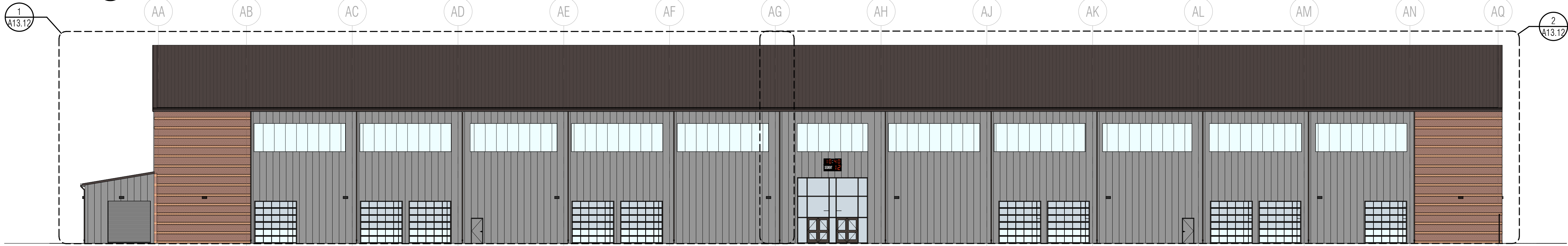
EXTERIOR ELEVATION LEGEND

DS	DOWNSPOUT
CJ	CONTROL JOINT, REF. A16.11
COX	ALUMINUM CURTAIN WALL, REF. SHEET A13.13

- ADDITIONAL NOTES:**
- All mechanical units shall be screened from public view.
 - 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

1 EXTERIOR ELEVATION - MPB - WEST

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



2 EXTERIOR ELEVATION - MPB - EAST

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



3 EXTERIOR ELEVATION - MPB - NORTHWEST

SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - MPB - SOUTHWEST

SCALE: 1/8" = 1'-0"

WEST ELEVATION:		EXCLUDING GLAZING:	
MASONRY	981.7 SF (6.7%)	MASONRY	981.7 SF (9.3%)
GLAZING	4062.79 SF (27.7%)	METAL	9529.56 SF (89.9%)
METAL	9529.56 SF (65%)	DOORS	86 SF (0.8%)
DOORS	86 SF (6%)		
TOTAL	14660.05 SF (100%)	TOTAL	10597.26 SF (100%)



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



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

- EXTERIOR ELEVATION NOTES**
1. Refer to Sheet A16.11 for Typical Control Joint and Building Expansion Joint Details.
 2. Based on the applicable design criteria, submit the proposed pattern of control joints in masonry veneer, CMU and stucco/cement plaster to the Architect for review and approval prior to construction.
 3. Verify mounting heights of all Electrical and Mechanical items on the exterior of the building prior to construction, whether specifically indicated on the Exterior Elevations or not.
 4. Install cast stone in accordance with the recommendations of the Cast Stone Institute, unless specifically noted or detailed otherwise.
 5. Refer to Sheet A3. for Loose Lintel Details. Refer to Structural Drawings for maximum span and bearing requirements.
 6. Terminate recessed and projected masonry veneer courses at 4" from intersecting window frames, door frames, sloping roofs, etc., unless noted otherwise.
 7. Provide solid bricks 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, REF. SHEET A13.13

- ADDITIONAL NOTES:**
- All mechanical units shall be screened from public view.
 - 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

EAST ELEVATION:		EXCLUDING GLAZING:	
MASONRY	981.7 SF (6.7%)	MASONRY	981.7 SF (9.2%)
GLAZING	4062.79 SF (27.7%)	METAL	9452.41 SF (89.3%)
METAL	9452.41 SF (64.5%)	DOORS	163.15 SF (1.5%)
DOORS	163.15 SF (1.1%)		
TOTAL	14660.05 SF (100%)	TOTAL	10687.26 SF (100%)



ARCHITECT

VLK Architects, Inc.
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.285.1885
www.vlkarchitects.com

DENTON INDEPENDENT SCHOOL DISTRICT
LITTLE ELM, TEXAS

ISSUED: 10/24/2023

REVISIONS

Revision No.	Revision Date
1 City Review Response	02/06/2024

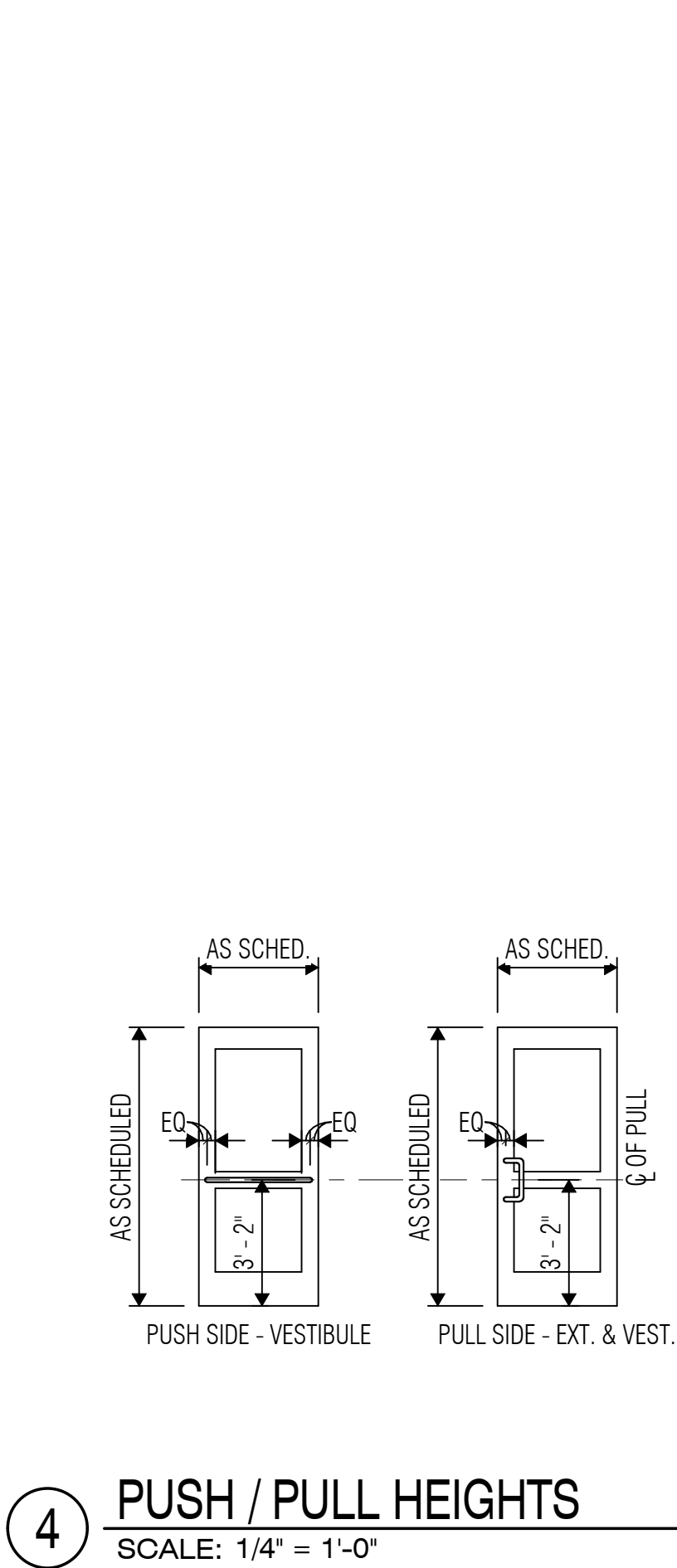
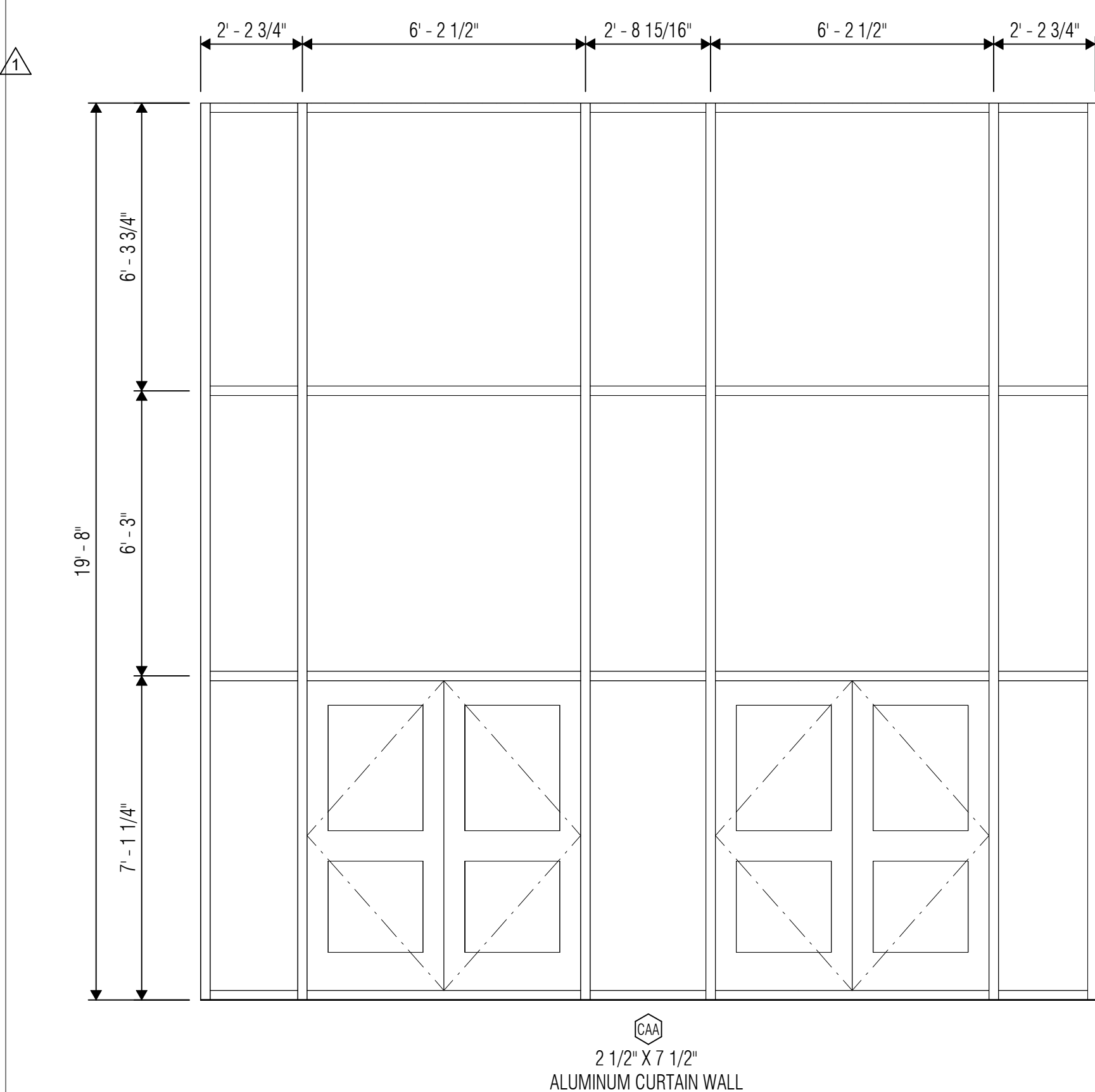
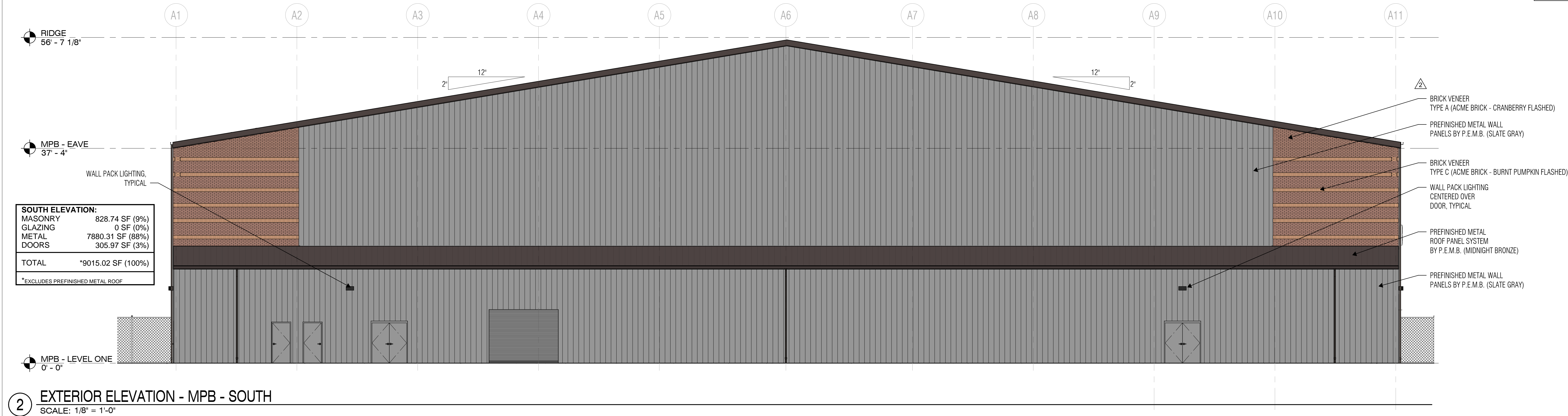
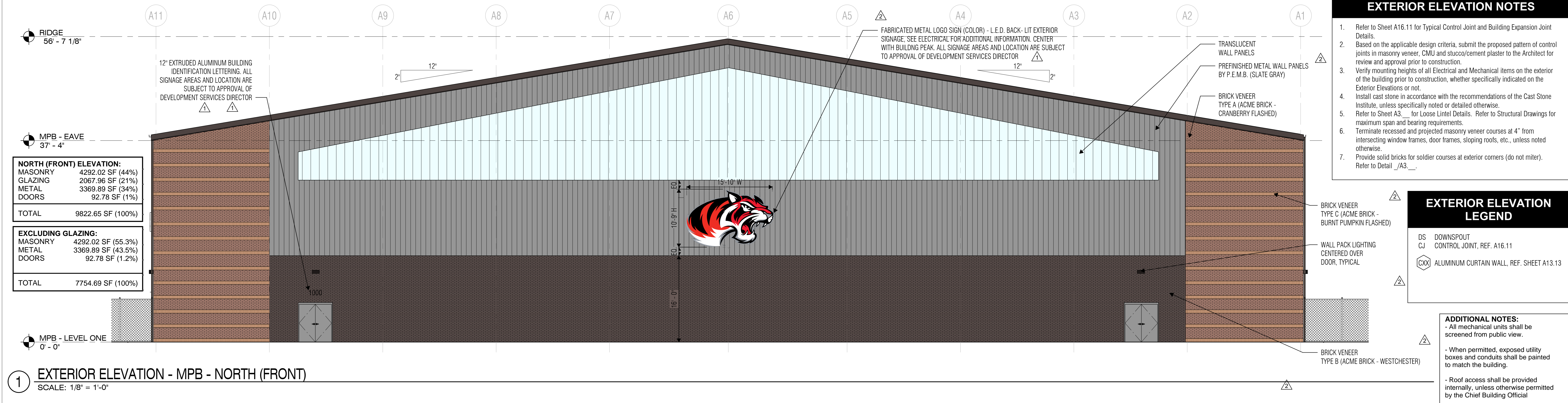
Director JSA
Designer RTH
Proj. Arch. CRM

Drawn By VLK
Quality Control VLK

PROJECT NO.
23-047.00

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A13.12





TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

04/04/2024

OVERVIEW

Project	Nomination for Small Area Plans Committees
P&Z Hearing	04/04/2024
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

Presentation, discussion, and take action on a recommendation of Planning and Zoning Commission representation to the Lakefront Small Area Plan and US 380 Small Area Plan Committees.

- Presentation
- Discussion
- Recommendation

Location

N/A

Planning Analysis

On March 19th, 2024, Town Council discussed the upcoming small area plans and decided to utilize the advisory committee approach, similarly to the West Side Study. Based on the needs of each area, Council directed staff to seek nominations from the Planning and Zoning Commission, EDC, CDC, TIRZ #3, and the Lakefront Merchants Association, respectively.

Lakefront Small Area Plan

- One CDC Member
- One EDC Member
- One P&Z Member
- One TIRZ #3 Board Member

- One Lakefront Merchant Association Members
- Two Council Members - District representative and at-large

US 380 Small Area Plan

- Two P&Z Members
- Two EDC Members
- One CDC Members
- Two Council Members - District representative and at-large

Each board shall make their recommended appointees to Town Council for final approval.

Staff believes the responsibility for roles on these committees will be one meeting a month through the end of this year; however, this estimation is subject to change once the consultant is onboard and also subject to the decisions of the committees themselves as the projects evolve.

Recommended Action

Staff seeks direction from Planning and Zoning Commission on a recommendation for one Commissioner for the Lakefront Small Area Plan and two Commissioners for the US 380 Corridor Small Area Plan.
