

Town of Little Elm

NOVEMBER 7, 2023

TOWN COUNCIL

REGULAR MEETING

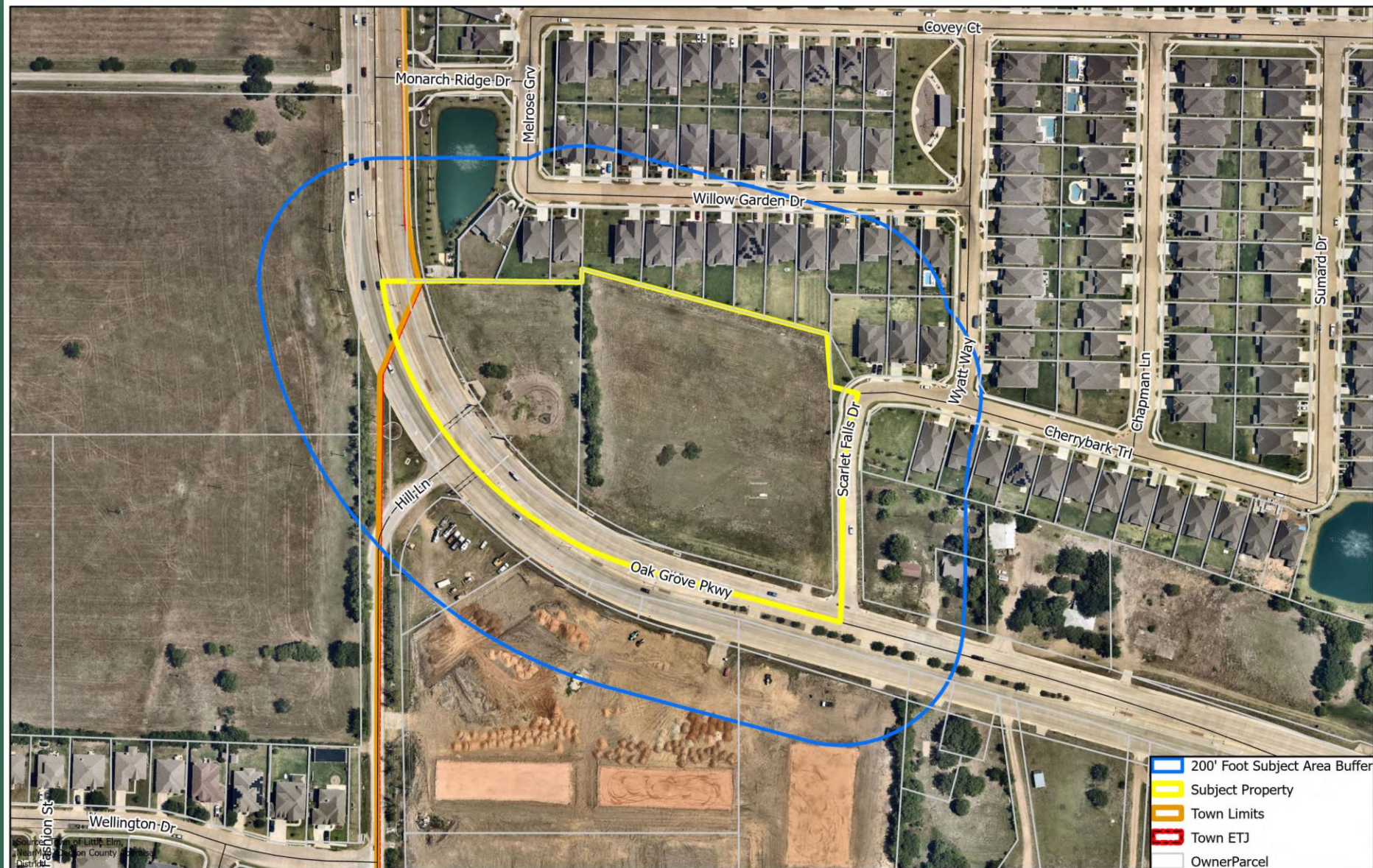
INTEGRITY | CUSTOMER SERVICE | EFFICIENCY | INNOVATION



LITTLE ELM

PUBLIC HEARING/ Oak Grove Planned Development (PD-23-10136)

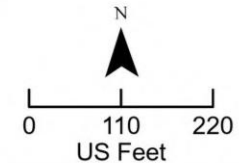
Location



Planned Development
2135 OAK GROVE PKWY, LITTLE ELM, TX 75068

Town of Little Elm
Denton County, TX

Date: 8/4/2023



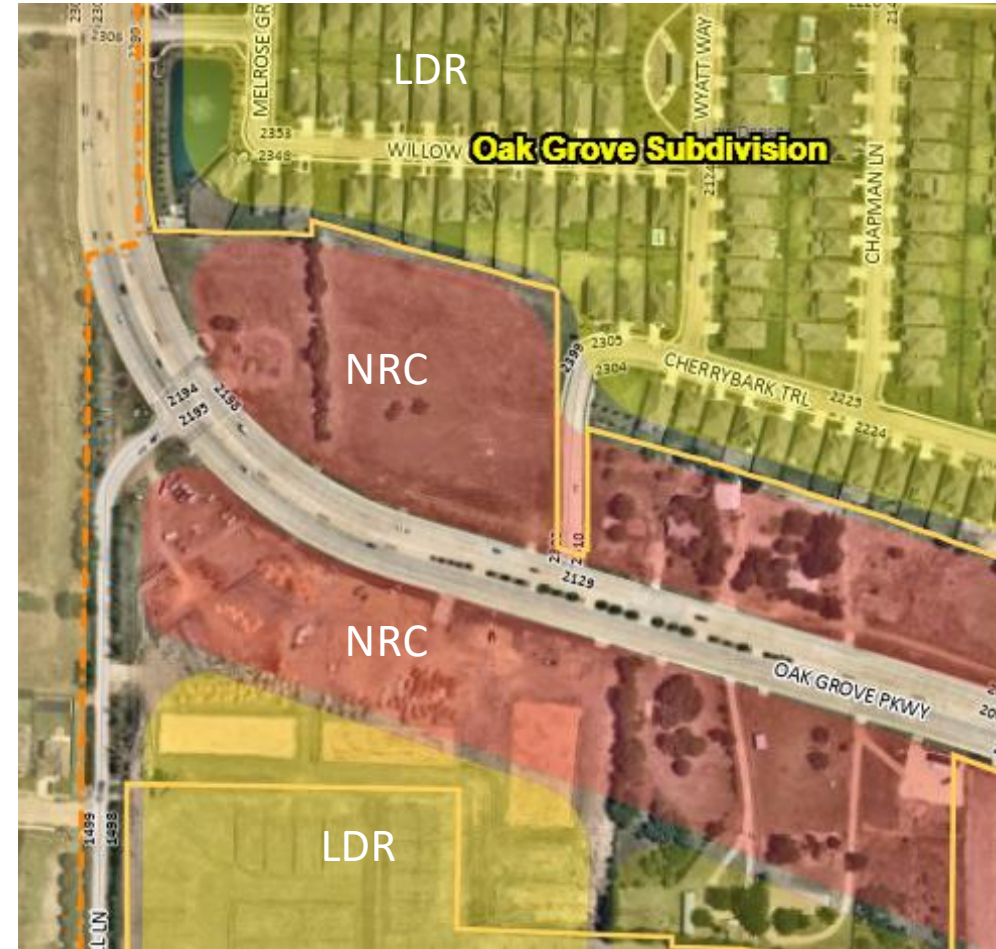
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Background

Subject property is currently vacant, undeveloped land, zoned Light Commercial (LC), that was annexed in 2002.

The recent West Side Special Area Study established the vision for this area to develop as “Neighborhood Retail Commercial.”

“Mostly neighborhood retail with restaurant uses or mid-rise office buildings which may include professional offices as a transition to adjoining neighborhoods”



Proposal

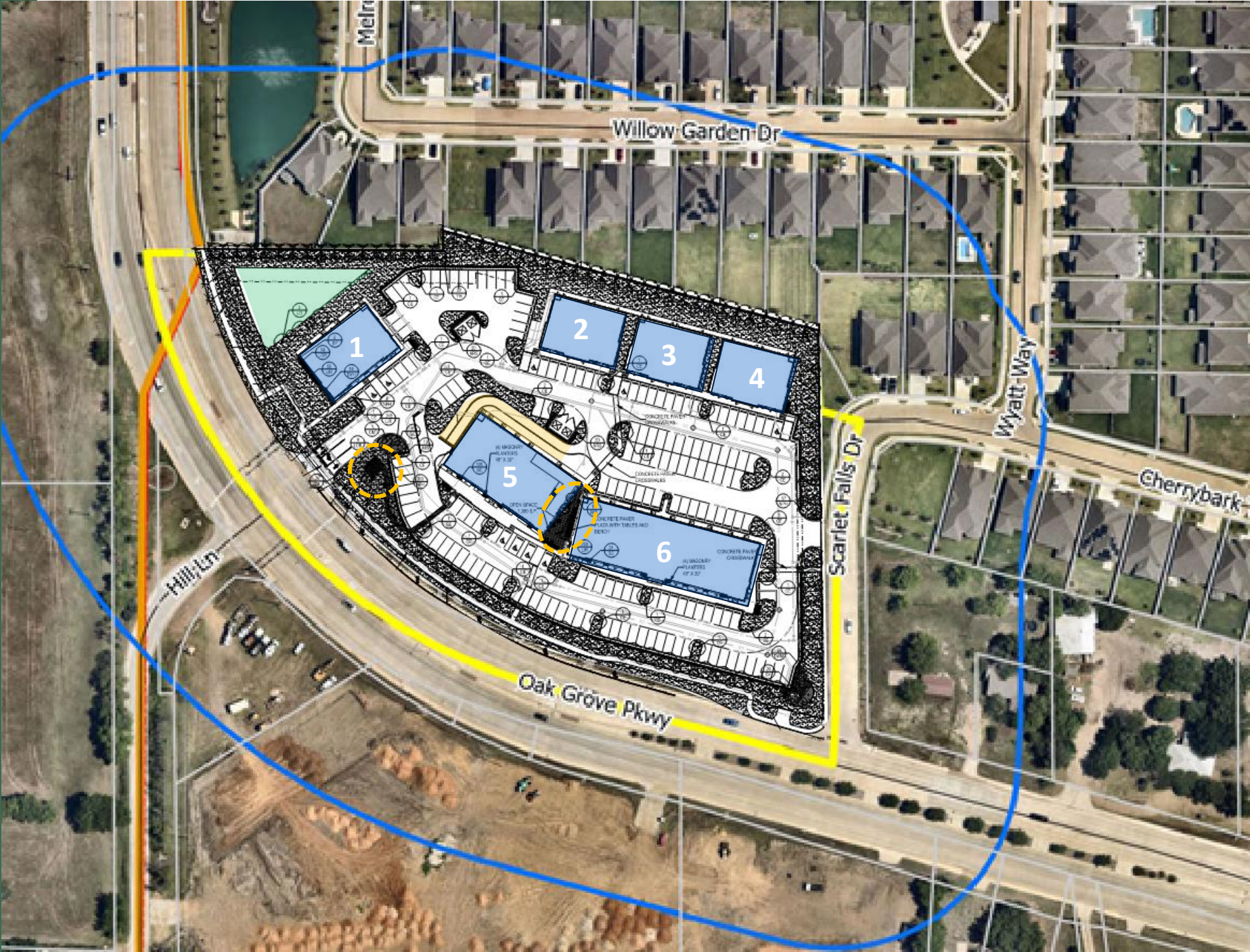
Applicant is proposing to establish a new Planned Development (PD) district utilizing the Light Commercial (LC) district in order to allow a new commercial development, consisting of 6 buildings, featuring medical office, general office, retail, and restaurant uses, with a drive-thru component.

- Buildings 1, 5, and 6: total 27,349 square feet of restaurant or retail
- Buildings 2, 3 & 4: total 15,000 square feet of either medical office, general office, or retail

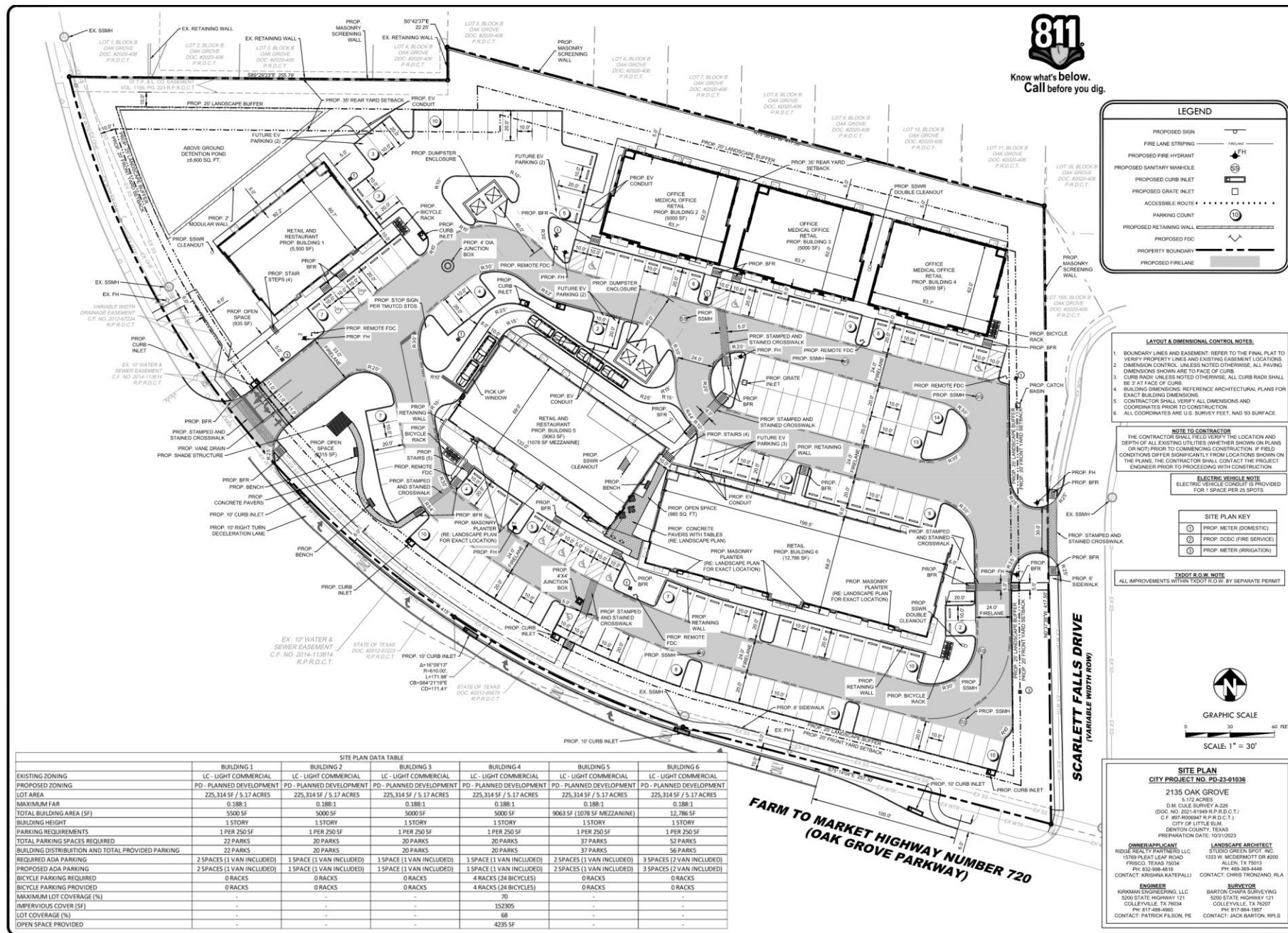
Property will meet Light Commercial zoning district requirements with the following requested modifications:

- Use: Drive-Thru by right, only as shown on the Concept Plan
- Parking:
 - Off-Street Parking Ratio of 1 parking space per 250 square feet.
 - Internal double row of parking shall provide landscape islands every 14 spaces, as shown on site plan.
- Lot Regulations: Maximum Lot Coverage of 80%.
- Landscaping: Alternative foundation planting requirement provided through enhanced pedestrian amenities

Site Diagram



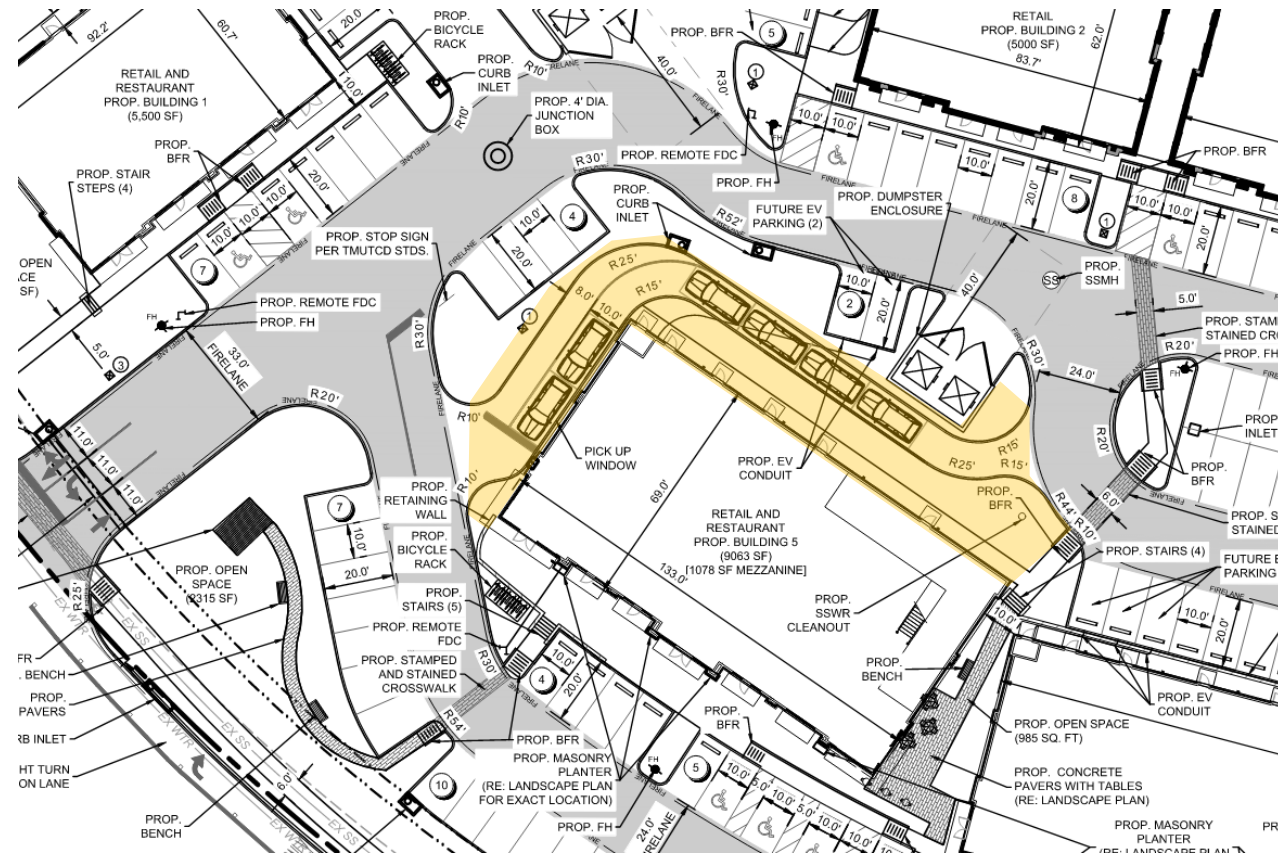
Site Plan





Standards: Zoning and Uses

- Exception: 1 drive-thru allowed as shown on the plans instead of requiring SUP



Standards: Building Design

The standards in the Town's Ordinance include 30% glazing of the total facade, and 80% class A (brick and stone) of building materials (excluding glazing area) per facade.

Proposed front facades are around 60-70% brick and stone, with added Nichiha product, the rest of the facades almost fully meet the 80%.

Rooftop mechanical equipment screening provided.

Building 1 Facades most visible from the street need to be enhanced to create a perception of an active storefront.

MATERIALS LEGEND

BR1: "ONYX" HERBON BRICK
MODULAR - DARK BRICK
SMOOTH FINISH



BR2: 'ENDICOT' CLAY PRODUCTS
NO. SN1 "GLAZED WHITE"
SMOOTH FINISH



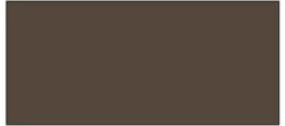
ST1: ACME M STONE - "HARAPPA GOLD"
SLACKSTONE



CFB: CEMENTITIOUS FIBER BOARD
NICHHA VINTAGEWOOD (CEDAR)
ACCENT

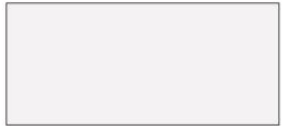


SF1: STOREFRONT / AWNINGS
& CANOPIES: BLACK ANODIZED ALUM.



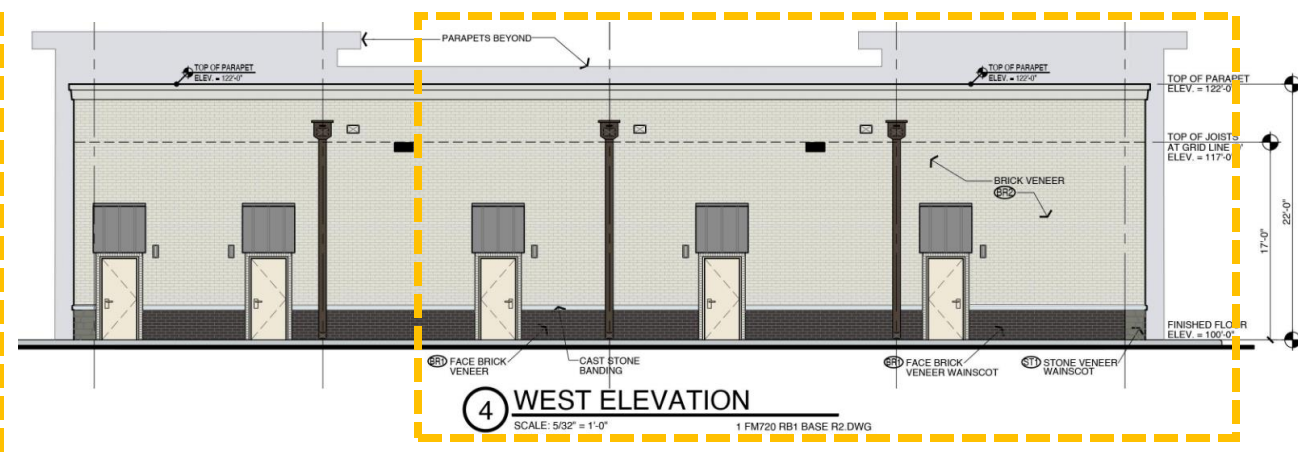
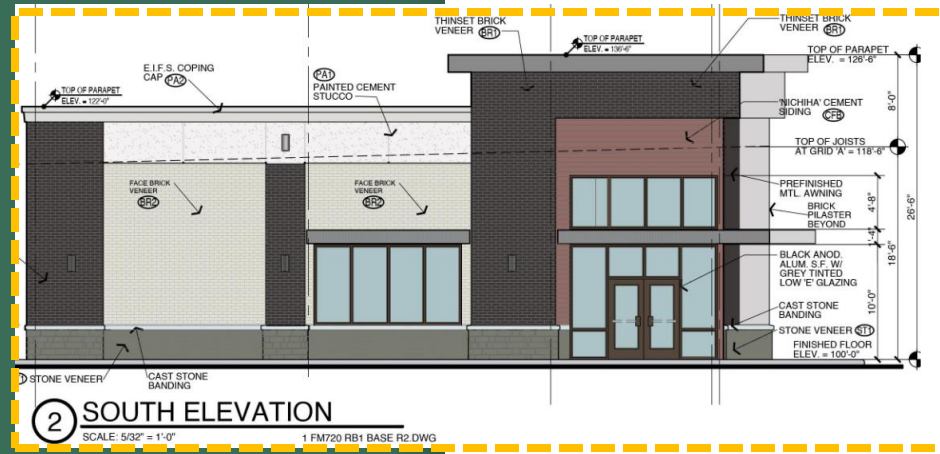
GLAZING: LOW-E - GREY TINTED

PA1: EXTERIOR PAINT - STUCCO
SHERWIN WILLIAMS - SW 6365
"CACHET CREAM" CORNICES



PA2: EXTERIOR PAINT - E.I.F.S. COPING
CAPS - SHERWIN WILLIAMS -
SW 7006 - "PASSIVE GREY"





Standards: Building Design Building 1



Standards: Building Design Buildings 2, 3, and 4

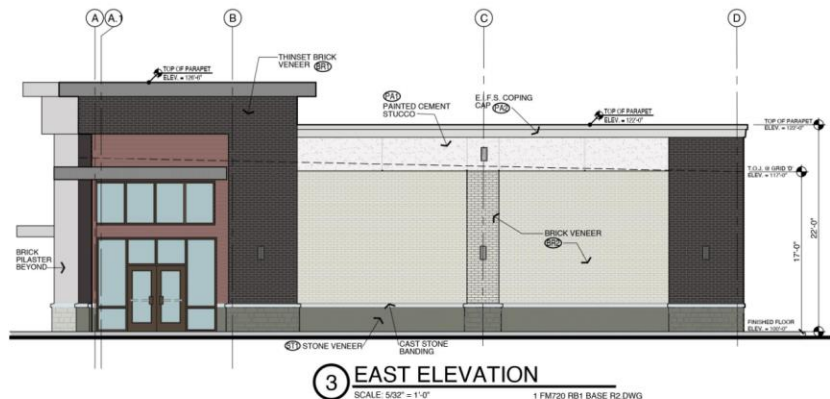
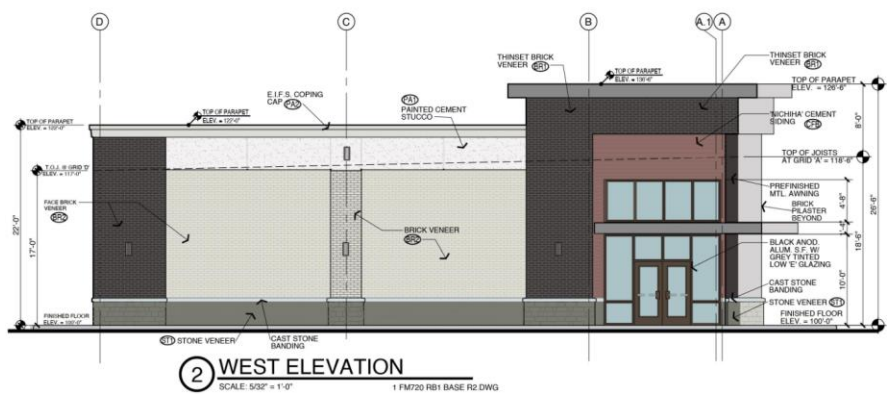


FACADE CALCULATIONS:		NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS						
FRONT / SOUTH ELEVATION:		WEST ELEVATION:		EAST ELEVATION		NORTH ELEVATION		
FACE BRICK/STONE VENEER:	980 SQ/FT 63%	FACE BRICK/STONE VENEER:	934 SQ/FT 81 %	FACE BRICK/STONE VENEER:	934 SQ/FT 81 %	FACE BRICK/STONE VENEER:	1,310 SQ/FT 91 %	
PAINTED CEMENT STUCCO:	290 SQ/FT 19%	PAINTED CEMENT STUCCO:	158 SQ/FT 13 %	PAINTED CEMENT STUCCO:	158 SQ/FT 13 %	PAINTED CEMENT STUCCO:	0 SQ/FT 0 %	
CAST STONE BANDING:	40 SQ/FT 3%	CAST STONE BANDING:	30 SQ/FT 3 %	CAST STONE BANDING:	30 SQ/FT 3 %	E.I.F.S. COPING CAP & TRIM:	85 SQ/FT 6 %	
'NICHHA' CEMENTITIOUS SIDING:	226 SQ/FT 15%	E.I.F.S. COPING CAP & TRIM:	36 SQ/FT 3 %	E.I.F.S. COPING CAP & TRIM:	36 SQ/FT 3 %	CAST STONE BANDING:	40 SQ/FT 3 %	
FACADE TOTAL W/O OPENINGS:		1,536 SQ/FT	FACADE TOTAL W/O OPENINGS:		1,158 SQ/FT	FACADE TOTAL W/O OPENINGS:		1,435 SQ/FT
DOORS / WINDOWS:	384 SQ/FT 20%	DOORS / WINDOWS:	112 SQ/FT 9 %	DOORS / WINDOWS:	112 SQ/FT 9 %	DOORS / WINDOWS :	105 SQ/FT 7 %	
FACADE TOTAL:	1,920 SQ/FT	FACADE TOTAL:	1,270 SQ/FT	FACADE TOTAL:	1,270 SQ/FT	FACADE TOTAL:	1,615 SQ/FT	

[illegible]

FRONT / SOUTH ELEVATION:		WEST ELEVATION:		EAST ELEVATION		REAR / NORTH ELEVATION	
FACE BRICK / STONE VENEER:	1,428 SQ/FT 56%	FACE BRICK / STONE VENEER:	1,254 SQ/FT 72%	FACE BRICK / STONE VENEER:	1,071 SQ/FT 68%	FACE BRICK / STONE VENEER:	3,168 SQ/FT 90%
PAINTED CEMENT STUCCO:	530 SQ/FT 20%	PAINTED CEMENT STUCCO:	194 SQ/FT 11%	PAINTED CEMENT STUCCO:	390 SQ/FT 25%	PAINTED CEMENT STUCCO:	0 SQ/FT 0%
E.I.F.S. COPING CAP:	170 SQ/FT 7%	E.I.F.S. COPING CAP:	106 SQ/FT 6%	E.I.F.S. COPING CAP:	75 SQ/FT 5%	E.I.F.S. COPING CAP:	198 SQ/FT 6%
CAST STONE BANDING:	30 SQ/FT 1%	CAST STONE BANDING:	28 SQ/FT 2%	CAST STONE BANDING:	28 SQ/FT 2%	CAST STONE BANDING:	118 SQ/FT 4%
'NICHHA' CEMENTITIOUS SIDING:	418 SQ/FT 16%	'NICHHA' CEMENTITIOUS SIDING:	156 SQ/FT 9%	'NICHHA' CEMENTITIOUS SIDING:	0 SQ/FT 0%	'NICHHA' CEMENTITIOUS SIDING:	0 SQ/FT 0%
FACADE TOTAL W/O OPENINGS:	2,576 SQ/FT	FACADE TOTAL W/O OPENINGS:	1,738 SQ/FT	FACADE TOTAL W/O OPENINGS:	1,564 SQ/FT	FACADE TOTAL W/O OPENINGS:	3,484 SQ/FT
DOORS / WINDOWS:	1,328 SQ/FT 34%	DOORS / WINDOWS:	216 SQ/FT 11%	DOORS / WINDOWS:	390 SQ/FT 20%	DOORS / WINDOWS:	126 SQ/FT 4%
FACADE TOTAL:	3,904 SQ/FT	FACADE TOTAL:	1,954 SQ/FT	FACADE TOTAL:	1,954 SQ/FT	FACADE TOTAL:	3,610 SQ/FT

Standards: Building Design Building 6



FACADE CALCULATIONS:

NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS

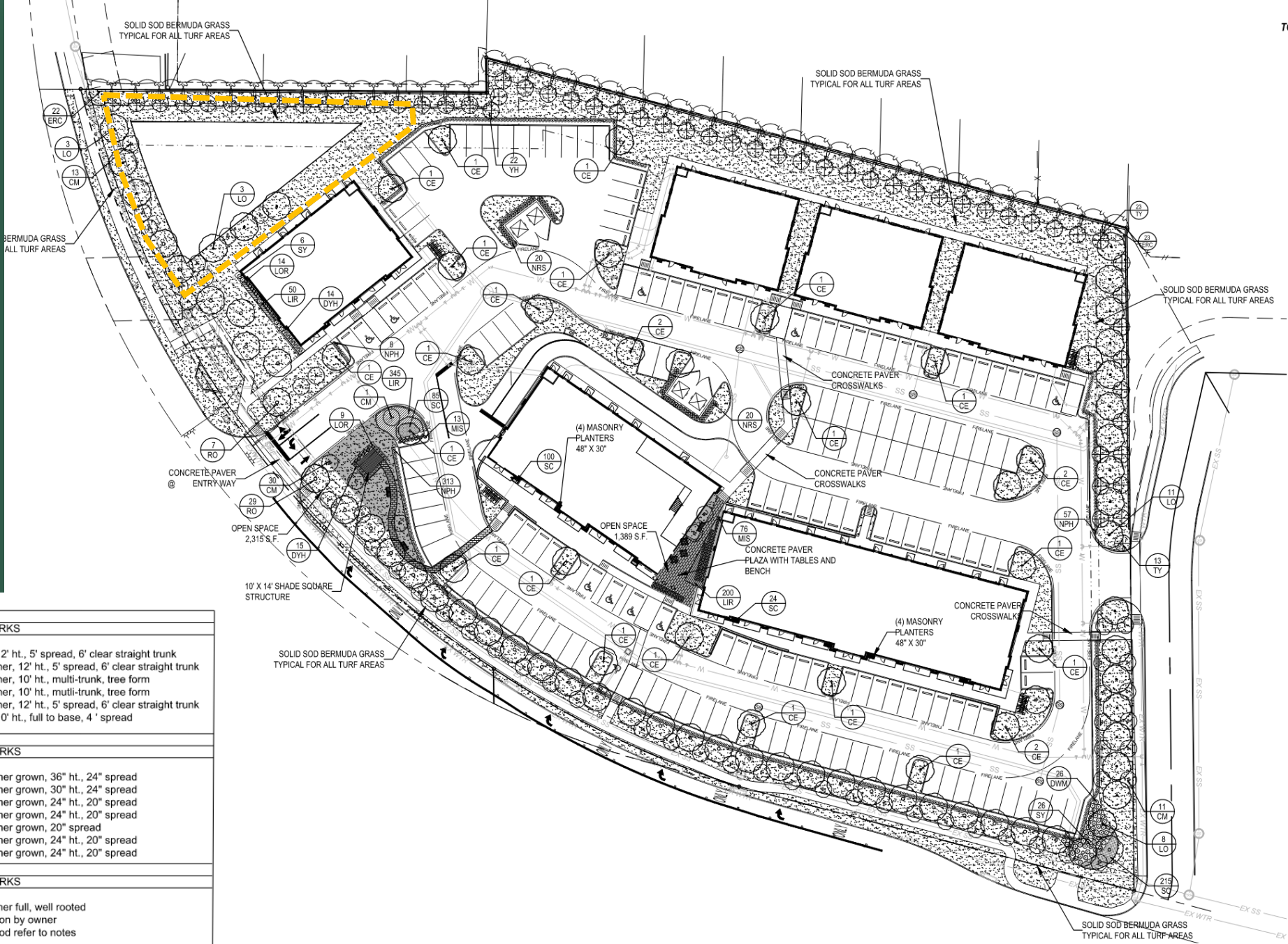
FRONT / SOUTH ELEVATION:		WEST ELEVATION:		EAST ELEVATION		NORTH ELEVATION	
FACE BRICK / STONE VENEER:	2,075 SQ/FT 65%	FACE BRICK VENEER:	1,172 SQ/FT 76%	FACE BRICK VENEER:	1,172 SQ/FT 76%	FACE BRICK VENEER:	4,270 SQ/FT 95%
PAINTED CEMENT STUCCO:	484 SQ/FT 15%	PAINTED CEMENT STUCCO:	134 SQ/FT 9%	PAINTED CEMENT STUCCO:	134 SQ/FT 9%	PAINTED CEMENT STUCCO:	N/A 0%
'NICHHA' CEMENTITIOUS SIDING:	339 SQ/FT 11%	'NICHHA' CEMENTITIOUS SIDING:	150 SQ/FT 10%	'NICHHA' CEMENTITIOUS SIDING:	150 SQ/FT 10%	'NICHHA' CEMENTITIOUS SIDING:	N/A 0%
E.I.F.S. COPING CAP	306 SQ/FT 9%	E.I.F.S. COPING CAP	72 SQ/FT 5%	E.I.F.S. COPING CAP	72 SQ/FT 5%	E.I.F.S. COPING CAP	266 SQ/FT 5%
FACADE TOTAL W/O OPENINGS:	3,204 SQ/FT	FACADE TOTAL W/O OPENINGS:	1,528 SQ/FT	FACADE TOTAL W/O OPENINGS:	1,528 SQ/FT	FACADE TOTAL W/O OPENINGS:	4,536 SQ/FT
DOORS / WINDOWS:	1,746 SQ/FT 35%	DOORS / WINDOWS:	338 SQ/FT 18%	DOORS / WINDOWS:	338 SQ/FT 18%	DOORS / WINDOWS:	231 SQ/FT 5%
FACADE TOTAL:	4,950 SQ/FT	FACADE TOTAL:	1,866 SQ/FT	FACADE TOTAL:	1,866 SQ/FT	FACADE TOTAL:	4,767 SQ/FT

Standards: Landscape Plan

PLANT MATERIAL SCHEDULE: LOT 2

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	26	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk container, 12' ht., 5' spread, 6' clear straight trunk container, 10' ht., multi-trunk, tree form container, 10' ht., multi-trunk, tree form container, 12' ht., 5' spread, 6' clear straight trunk B&B, 10' ht., full to base, 4' spread
LO	26	Live Oak	<i>Quercus virginiana</i>	4" cal.	
CM	58	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	
TY	58	Tree Yaupon	<i>Ilex vomitoria</i>	3" cal.	
RO	36	Red Oak	<i>Quercus shumardii</i>	4" cal.	
ERC	45	Eastern Red Cedar	<i>Juniperus virginiana</i>	4" cal.	
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	498	Needlepoint Holly	<i>Ilex x cornuta 'needlepoint'</i>	7 gal.	container grown, 36" ht., 24" spread
NRS	40	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R Stevens'</i>	7 gal.	container grown, 30" ht., 24" spread
MIS	89	Miscanthus	<i>Miscanthus sinensis</i>	5 gal.	container grown, 24" ht., 20" spread
LOR	23	Loropetalum	<i>Loropetalum sinensis</i>	3 gal.	container grown, 24" ht., 20" spread
DYH	29	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana</i>	3 gal.	container grown, 20" spread
DWM	26	Dwarf Wax Myrtle	<i>Myrica Pusilla</i>	5 gal.	container grown, 24" ht., 20" spread
SY	32	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	container grown, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	595	Liriope	<i>Liriope Muscari</i>	4" pots	container full, well rooted selection by owner solid sod refer to notes
SC	209	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon '419'</i>	4" pots	

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



Standards: Landscape Calculations

SITE TREE REQUIREMENTS

Requirements: 10% of gross vehicular area to be landscaped.
(1) large canopy tree (4" cal.) per 400 s.f. of required landscaped area.

Vehicular Area: (88,116.05 s.f.)

Required	Provided
8,811.61 s.f. (10%)	59,533 s.f. (68%)

Required	Provided
(22) trees (4" cal.)	(133) trees (4" cal.)

PARKING LOT

Requirement: One (1) large canopy tree per island and one island for every (10) spots.
Perimeter vehicular screening provided with 36" ht. evergreen shrubs

Provided

PERIMETER LANDSCAPE REQUIREMENTS

Requirements: Perimeter vehicular screening with evergreen shrubs (36" Ht.)

Provided

Requirements: (1) large tree per 20 l.f. and (3) ornamental per 5 large trees required in perimeter buffer areas.

OAK GROVE PKWY - (885 l.f.)

Required	Provided
45 trees (4" cal.)	43 trees (4" cal.)
28 ornamental trees	42 ornamental trees
	(5:1 ornamental to large tree replacement rate)

Requirements: Perimeter vehicular screening with evergreen shrubs (36" Ht.)

Provided

Requirements: (1) large tree per 20 l.f. and (3) ornamental per 5 large trees required in perimeter buffer areas.

Perimeter vehicular screening provided with 36" ht. evergreen shrubs

Scarlett Falls Drive - (417 l.f.)

Required	Provided
21 trees (4" cal.)	19 trees (4" cal.)
13 ornamental trees	24 ornamental trees
	(5:1 ornamental to large tree replacement rate)

PERIMETER LANDSCAPE REQUIREMENTS

Requirements: Double row of trees four inch caliper minimum on offset 15 foot centers is planted within the required rear landscape edge, where 50 percent of the trees are large trees

North Property Line - (696 l.f.)

Required	Provided
88 trees	90 trees
44 large trees (4" cal.)	45 large trees (4" cal.)
44 ornamental trees	45 ornamental trees

LANDSCAPE DESIGN OPTIONS

25 POINTS REQUIRED

Enhanced Entranceway Paving (Concrete Pavers) - 5 points
Enhanced Hardscape (Sidewalk Enhancements) - 5 points
Enhanced Landscape in Entryways - 5 points
Open Space Provisions Greater than Required (20-30%) - 5 points
Masonry Planters (4 min) - 5 points
Total points = 25 points

FOUNDATION PLANTING- (building s.f.= 36,849 s.f.)

Open Space required- 3,685 s.f. Open Space provided- 3,703 s.f.

In place of foundation planting 10% of the building square footage is being provided as outdoor open spaces area. The open space area will include concrete pavers in the patio and walk area, table and chairs, shade structure and benches.

Standards: Parking

The applicant is proposing a parking ratio of 1:250 for all uses, office, retail, and restaurant.

Typical LC parking requirements:

General Office	1 space per 300 sq. ft.
Medical Office	1 space per 200 sq. ft.
Retail	1 space per 200 sq. ft.
Restaurant*	1 space per 100 sq. ft.

**There is a distinction for restaurants part of a development with over 15,000 sq. ft. of building space which allows a 1:200 ratio instead of the 1:100 for stand-alone sites.*

All proposed parking spots are 10 feet by 20 feet as required by Town Ordinance.

The applicant is requesting that the double row of parking in the interior of lot 2 be allowed to have 14 spaces in a row without a parking island.

Curb stops are provided for spaces adjacent to the buildings as shown on the site plan, with a 2-foot overhang along the perimeter of the site.

Fire, Engineering, & Comp Plan

Proposed development 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.

The proposed development is in accordance with the Town's Comprehensive Plan and Future Land Use Plan.

- The Town envisions this property as neighborhood level retail.
- The proposed development features a mixture of uses that would provide neighborhood level retail and services for the adjacent residential community.

Commission Findings

09-21-23

At their regular meeting on September 21, 2023, Planning and Zoning Commission had concerns over the standalone drive-thru due to proximity to adjacent residents and potential nuisances.

- First Submittal contained 2 lots. Lot 1 on the north portion, housed a standalone drive-thru, and Lot 2 housed the current commercial retail and office buildings, with one end-cap drive-thru, as shown.
- Several residents were in support of the proposed development but spoke about concerns of increased traffic, screening wall, and operation hours, noise and odor nuisances specific to the standalone drive-thru.

Request was extended in order to redesign the site to mitigate the concerns.

Commission Findings

10-05-23

At their regular meeting on October 5, 2023, the Planning and Zoning Commission heard the revised request.

- Applicant had re-oriented the standalone drive-thru further from the adjacent neighborhood.
- Despite the revised layout, while the Commissioners were generally supportive of the proposed commercial development but did not feel comfortable allowing a drive-thru on the northern portion of the site.
- Several of the same residents attended the public hearing and voiced the same concerns over the drive-thru proximity.

After extensive discussion, the Planning and Zoning Commission recommended to **deny** the proposed request unanimously (7-0).

After the request was denied at the Planning and Zoning Commission, the applicant's team worked with Staff in order to revise the site plan.

- ***Previously proposed standalone drive-thru was replaced with a commercial retail building, as presented.***

Consideration

Property's location provides an opportunity to make a high-quality pronounced statement through elements of building and site design to ensure enhancement in the visual environment as drivers enter the Town.

- Applicant is providing enhanced landscaping and pedestrian areas.
- Applicant has agreed to coordinate with the Town regarding the dedication of an easement along the property's frontage toward a possible Little Elm gateway monument in the future.
- Applicant has made significant effort to work with Staff toward meeting the Town's vision for the area, through proposed site and building improvements, as well as their overall willingness to provide a quality development.

The requested modified standards are not atypical from recently approved Planned Development Ordinances and do not lessen the quality and design of the proposed development.

Consideration

Staff is generally supportive of the revised proposal, as it appears to address the reasons for the Commission's denial.



Additional improvements:

- Facade materials calculations tables for Building 1 need to be revised to show correct square footages and percentages.
- Building 1's orientation on the site creates three primary facades, East, South, and West, which are clearly visible from Oak Grove Parkway.
 - Staff believes that these facades should be redesigned to enhance the design and increase the glazing in order to create the perception of an active storefront.
- When the site plan was revised, the detention pond was relocated to the northernmost portion of the site, which eliminated previously shown pedestrian walkway. Typically, the Town requires detention/retention ponds to provide certain landscape enhancements and pedestrian amenities in an effort to utilize these areas as an added green space.
 - Staff believes that there is opportunity to provide such amenities here.

Recommendation

If the Town Council considers approval of the request, Staff recommends it be conditioned on the following revisions to the plans and PD Narrative:

1. Facade materials calculations tables for Building 1 need to be revised to show correct square footages and percentages.
2. Building 1's South and West facades should be redesigned to enhance the design and increase the glazing in order to create the perception of an active storefront.
3. Detention/Retention areas along a right-of-way shall be amenitized with improvements such as, but not limited to, a bench, shaded seating structure, pavilion, and enhanced landscaping. A paved walking path must be provided surrounding the area and connecting to existing sidewalks along the right-of-way and pedestrian paths within the development.