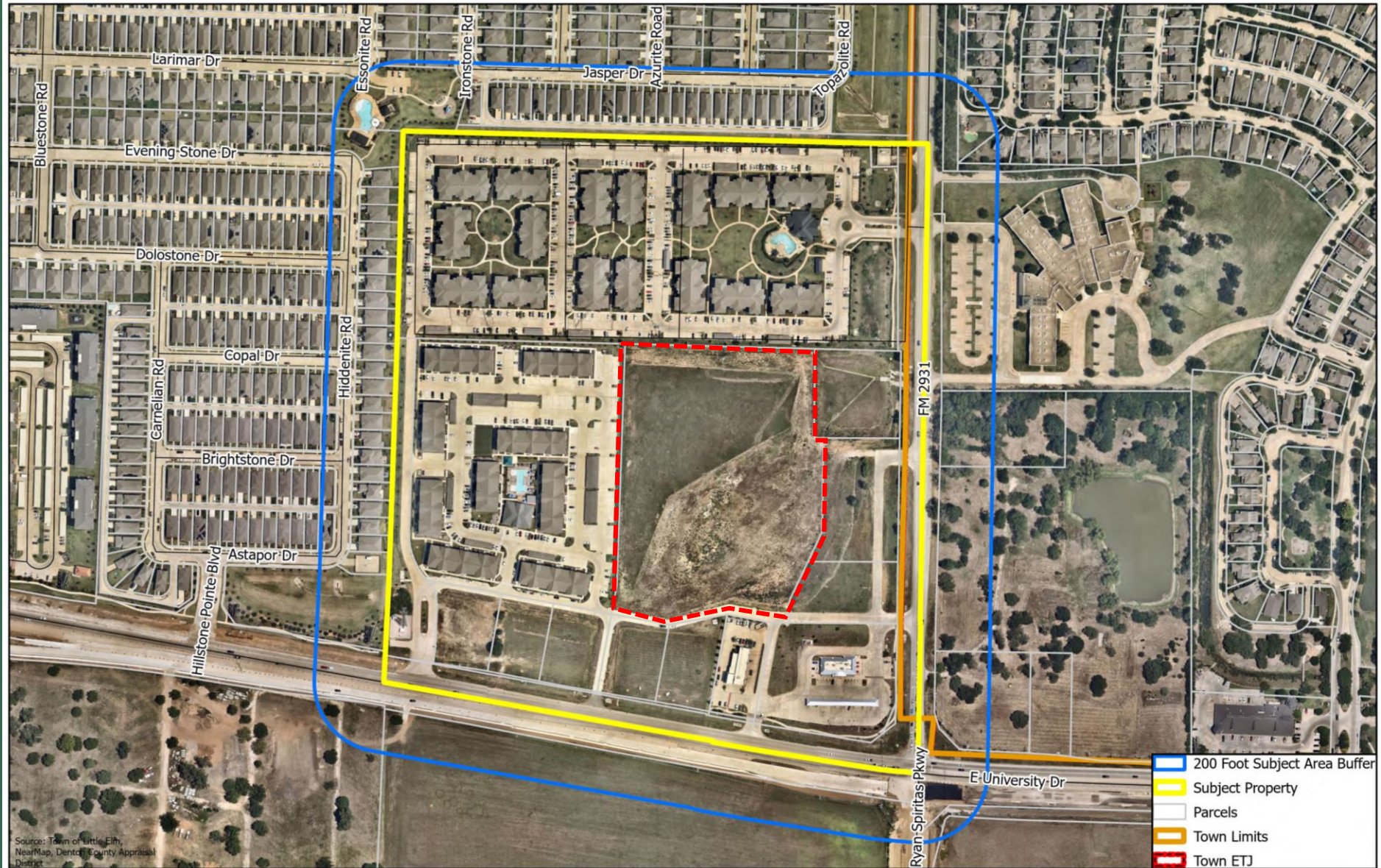


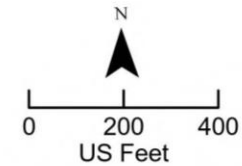
PUBLIC HEARING/
Alta 380 Planned Development
Amendment (PD-23-03411)

Location



Alta 380 (PD-23-03411)
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx
Date: 10/9/2023



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.

Background

The subject property consists of 14 lots in various stages of development, totaling approximately 35 acres.

Currently zoned Planned Development (PD), with both Light Commercial (LC) and Multifamily (MF) base districts, through Ordinance No. 1283, as amended by Ordinance No. 1589 in 2021, and Ordinance No. 1713 in 2023, within U.S. 380 Overlay District.

Originally, the existing PD was envisioned as a large-scale mixed-use development with three different types of uses: multifamily, big box retail anchor, and smaller commercial/retail sites.

The original concept site plan depicted multiple pad sites along the road frontages of Highway 380 and FM 2931 and a “big box” retail in the center of the property, with access lanes throughout the site.

Background

In March 2022, the property owner of the largest, internal commercial tract, submitted a rezoning request to amend the existing PD in order to further subdivide into several parcels and sell them off for individual development, primarily for office uses, as well as a Montessori school.

This request was denied by the Planning and Zoning Commission due to not meeting the original intent of the PD.

Since then, in coordination with Staff and the EDC, the property owner has been exploring other possible anchor tenants that could still meet the intent of the PD.

The property owner has found potential interested tenants for hotel uses and mid-size retailers; this however, slightly alters the original concept site plan and requires amending the existing PD.

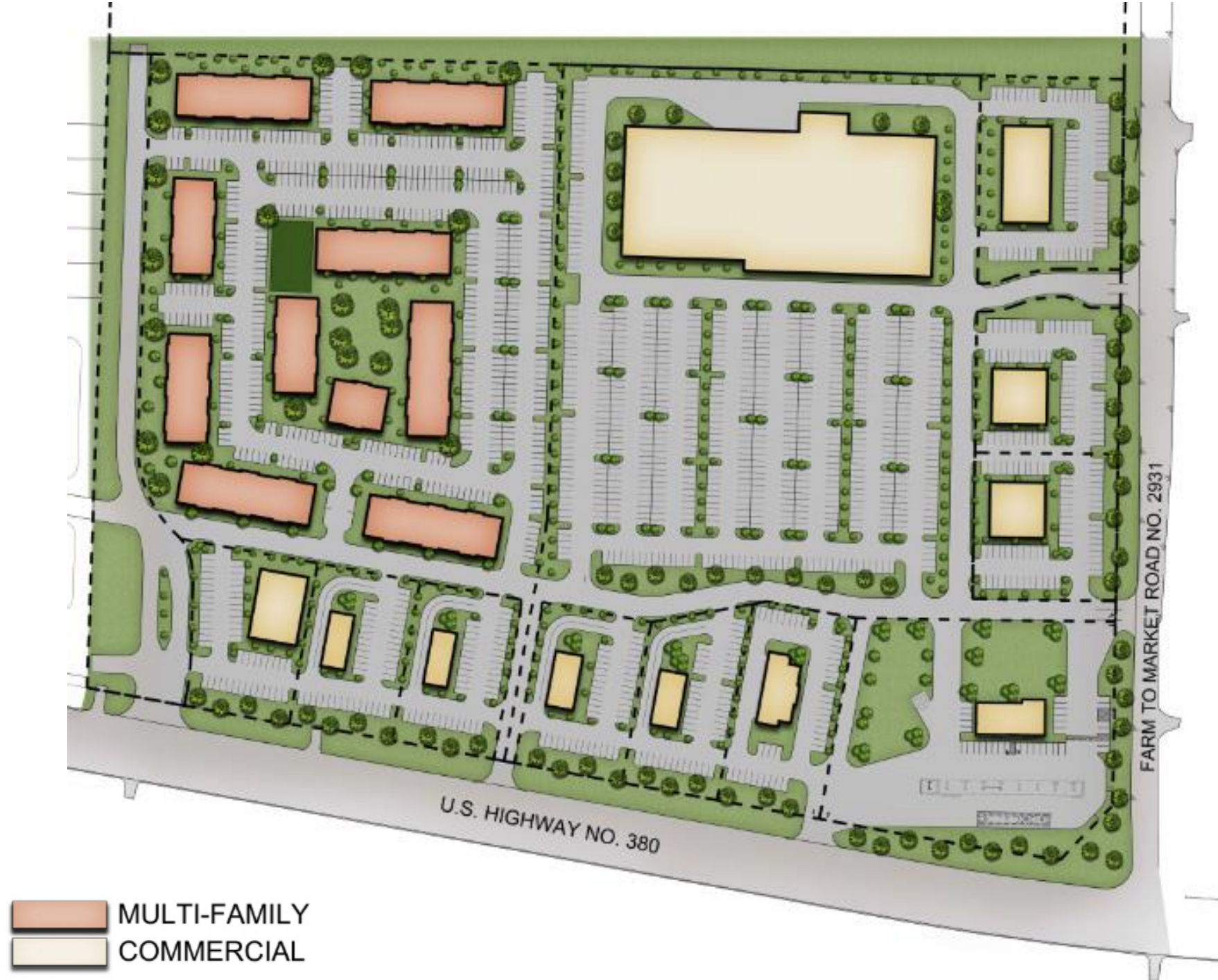
Proposal

Applicant is proposing to amend the existing concept site plan to allow for:

- Potential of subdivision of the largest interior commercial tract into 4 smaller, but still substantial size commercial tracts
- Suitability for mid-size retail and hotel development

Proposal includes a sidewalk concept plan to ensure the site provides easy pedestrian access and connectivity, and a planting plan for the detention pond on the northeast corner of the site.

Existing Site Plan



Proposed Site Plan

PROPOSED DETENTION POND

PROPOSED BUILDING

PROPERTY LINE

POND

COMMERCIAL

MULTI-FAMILY









US 380 & FM 2931

Little Elm, TX

U. S. HIGHWAY NO. 380
(A VARIABLE WIDTH RIGHT-OF-WAY)

FM NO. 2931
(A VARIABLE WIDTH RIGHT-OF-WAY)

Proposed Sidewalk Plan

LEGEND	
	PROPOSED DETENTION POND
	PROPOSED BUILDING
	PROPERTY LINE
	POTENTIAL PEDESTRIAN PATH
	POTENTIAL STAMPED CONCRETE CROSSWALK
	POND
	COMMERCIAL
	MULTI-FAMILY

US 380 & FM 2931

Little Elm, TX
September 2023



FM NO. 2931
(A VARIABLE WIDTH RIGHT-OF-WAY)

Uses

The primary purpose of this concept plan revision is to change the interior lot to allow for buildings of a smaller footprint, with the potential for two hotels as the primary tenants.



There are 3 types of hotel uses in the Town's Use Chart:

Hotel, Full Service would be allowed by right.

A full service hotel is considered a top tier hotel in terms of amenities and service provided to the clientele. (See section 106.05.02.2(m), "hotel, full-service" for regulations)

Hotel, Limited Service would require a Specific Use Permit (SUP).

A limited service hotel provides travelers an economical choice with fewer amenities than a full-service hotel. (See section 106.05.02.2(n), "hotel, limited-service" for regulations)

Hotel, Extended Stay would require a SUP.

A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, housekeeping service, and telephone are provided. Residence hotel room units are designed to be suitable for long term occupancy with financial consideration typically being calculated on a weekly and/or monthly basis.

Standards: Building Design and Parking

Building: There are no new proposed building design standards in this PD proposal.

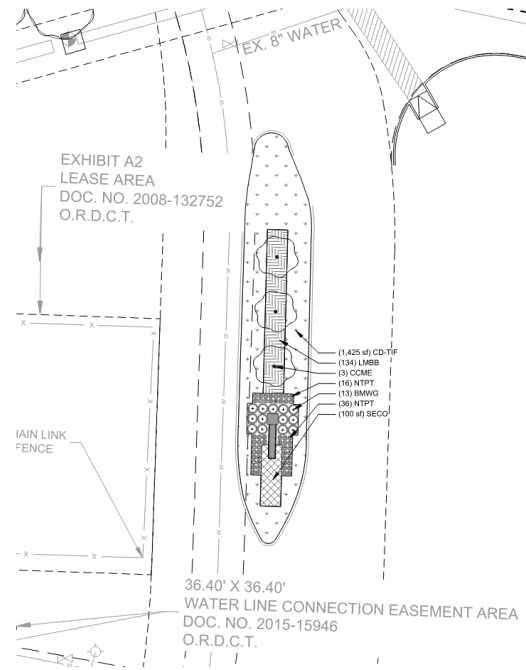
Parking: This is only a concept plan, any development will be required conform to Town's Parking standards, with the exception in the existing PD allowing 9 feet x 20 feet parking space.

Standards: Landscape Plan

The applicant is adding a planting plan to help enhance the detention pond in the northeast corner of the site and the main entrance at the southwest corner.

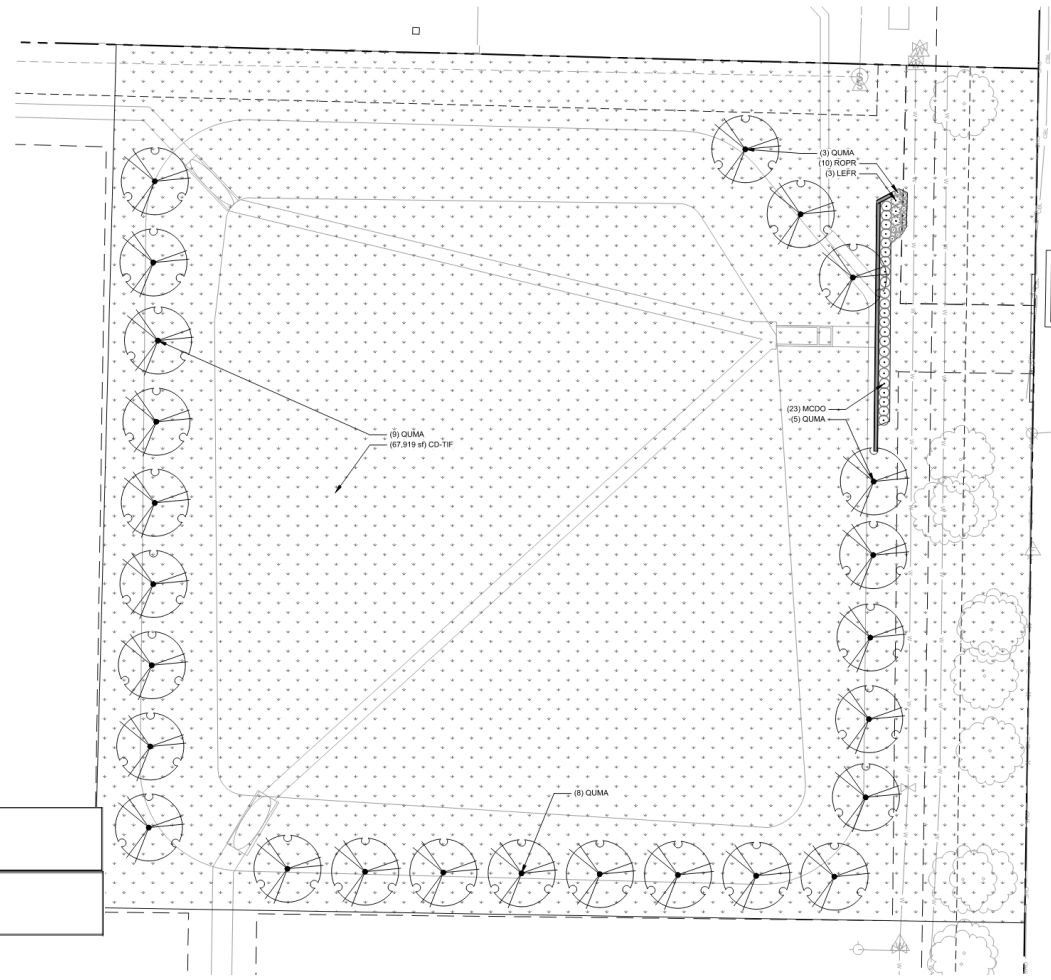


The existing detention pond was approved without any landscaping and will now be required conform to Town Landscape standards, per the included landscape setback waivers in the original PD.



ENTRY MONUMENT PLANTING (1" = 20'-0")

	QUMA	Quercus macrocarpa / Burr Oak
	CCME	Cercis canadensis var. mexicana / Mexican Redbud



Property owner has included clauses in deeds on certain lots for signage along the right of way which will allow for multi-tenant signs the businesses within the entire development.

The newly created internal commercial tenants will be allowed to locate their signage on multitenant monument signs, on either Lot 7 or Lot 10, of the existing subdivision plat.

The proposed signs will otherwise be required to meet all Town Standards in Chapters 86 and 106.

Signage Standards



Fire & Engineering

Proposed concept 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.

Comp Plan



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.

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.

Consideration

Retail development in key identified areas is important along the US 380 Corridor, especially given the future development in this area. Based on the previously approved PD concept plan, the commercial tract in its entirety was envisioned as a large unified retail/commercial development with a big box anchor tenant.

Over the last 2 years, the property owner has struggled to find an appropriate big-box tenant and with Staff and EDC coordination is requesting an alternative that could still meet the intent of the original PD.

Staff believes that given the lack of interest from big-box tenants, providing two hotel tenants and 2 mid-size retail tenants still aligns with the commercial uses envisioned for this PD, as well as the 380 District.

Recommendation

At their regular meeting on October 19, 2023, the Planning and Zoning Commission held a public hearing and discussed the proposed request in the context of the development surrounding the subject property and the intent of the original Planned Development District.

The Commission discussed the timeline for projected development, potential tenants, and the detention pond area.

The Planning and Zoning Commission unanimously (4-0) approved the request with the conditions suggested by Staff.

Recommendation

- Interior commercial lots can utilize future multitenant monument signs located on either Lot 7 or Lot 10, of the existing subdivision plat. The proposed signs for all lots will otherwise be required to meet all Town Standards in Chapters 86 and 106.
- Detention/Retention areas along a right-of-way may be amenitized with improvements. A bench, shaded seating structure or pavilion constitutes an improvement. A paved walking path must be provided along one internal side of the pond, connecting to existing sidewalks. Tree planting shall be provided as shown on the Planting Concept Plan. All landscaping within these areas shall be irrigated and shall comply with the Zoning Ordinance, as it exists or may be amended in accordance with the standards in effect at the time of development or requested change.
- Detention/Retention planning and improvements shall be provided at the time of Site Development Permitting of first of the two commercial lots along the northern most boundary, intended for hotel development.

Recommendation

- Modifications to the Concept Site Layout:

The Concept Plan attached hereto and incorporated herein by reference, demonstrates locations of the proposed and existing buildings and improvements within the Subject Property. Any amendment to the concept plan approved as a part of the ordinance establishing the Planned Development District is a change in zoning district classification and must follow the same procedures as set forth in Section 106.04.03, except that the Director of Development Services may approve revisions which do not alter the basic relationship of the proposed development and reflect the original intent of this Planned Development District.

Staff requests additional condition be added to the Ordinance, post PZ recommendation:

- **Revised Development Agreement must be approved by Town Council, executed, and recorded.**