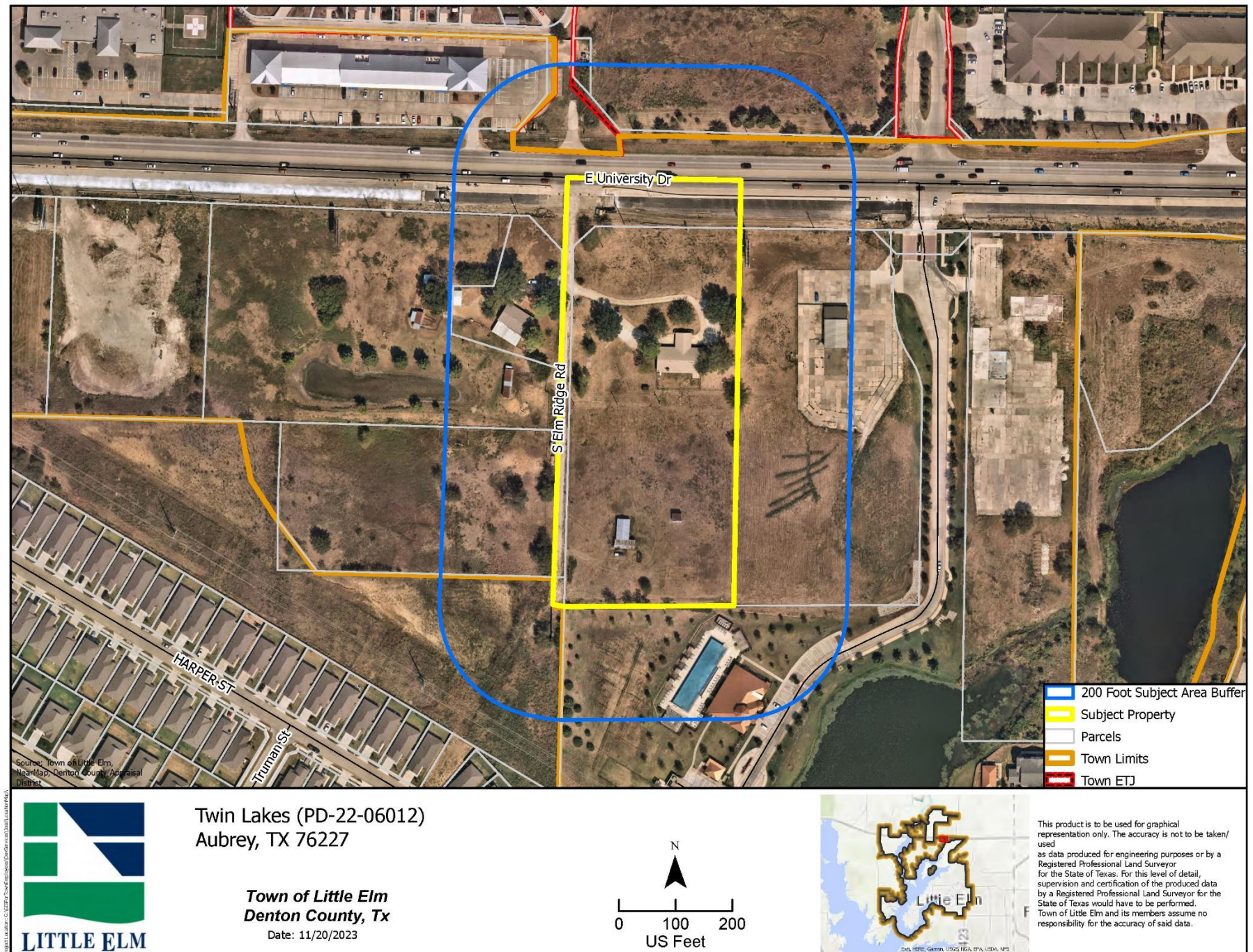


PUBLIC HEARING/ Twin Lakes Planned Development (PD-22-06012)

Location

The subject property consists of 1 commercial lot approximately 4.49 acres, currently zoned Light Commercial, located within the 380 Overlay District.



Background

The property is currently operating as a veterinary office within a 4,000 square foot structure, which appears to have been originally constructed as a residence in 1971.

The applicant, Dr. Donald Bray is the owner of Twin Lakes Pet and Bird Veterinary Clinic, and has been operating the clinic on this property since before 2006 (when the Town annexed the property).

- the clinic has outgrown the existing structure
- requires additional square footage, updated facilities, additional parking, and a large outdoor space

Constructing a new vet clinic with outdoor runs requires approval of a Specific Use Permit.

In coordination with Staff, the applicant's best approach is a Planned Development District, based on Light Commercial District standards, with modified uses and site development standards.

Applicant is dedicated to providing additional commercial/retail space on the property's frontage to help align the proposal with the Town's vision for the US 380 corridor and to create a destination for all pet needs.

Proposal

The applicant is proposing to establish a new Planned Development District utilizing Light Commercial District as the base, with modified uses and development standards to allow:

Lot 1 - 1.71 acres

- a 2-story, 11,719 sf veterinary clinic with indoor kennels
- a large outdoor run in the rear, and
- a drainage pond intended to serve both lots

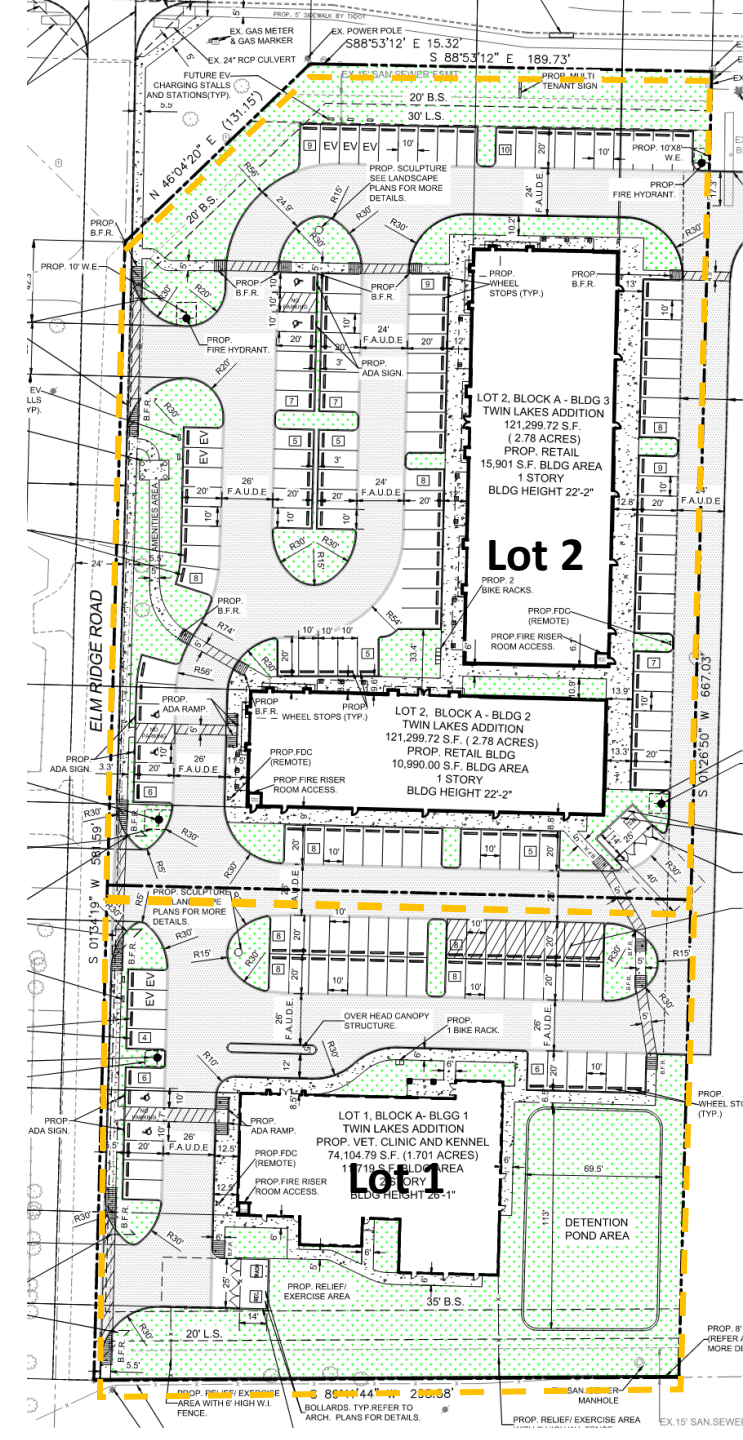
Lot 2 - 2.78 acres

- 2 one-story retail buildings, totaling approximately 26,900 sf

The applicant first submitted the request in September 2022, and has been working with Staff to bring the project into compliance with as many applicable development Ordinances as financially feasible.

While the proposal meets the majority of the Town's development standards, the applicant is requesting following modifications:

1. Allow certain uses by-right and prohibit certain uses
2. Modified architectural requirements
3. Off-premise signage
4. Alternate Foundation Planting



Uses & Zoning Standards



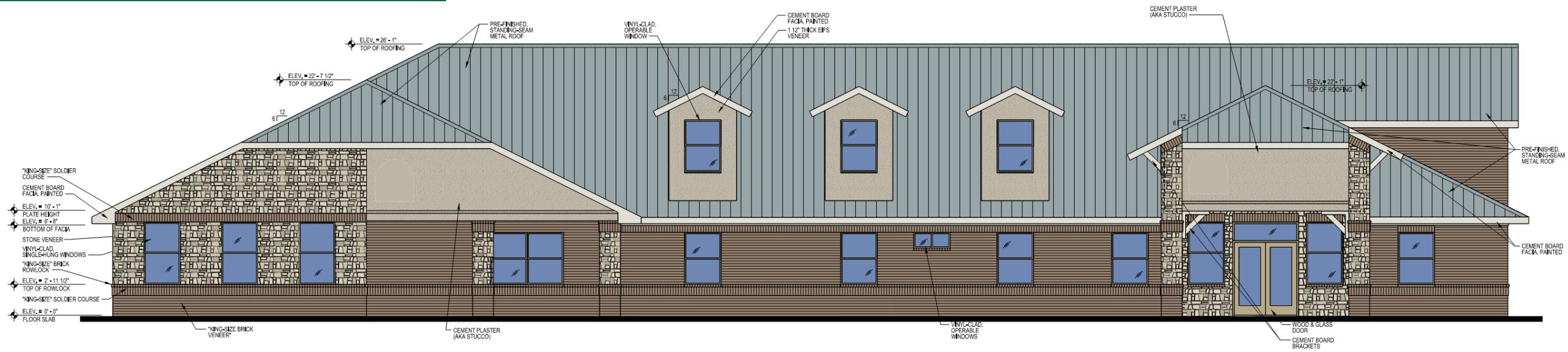
The applicant has requested the following uses be prohibited:

- Alternative Financial Services
- Sexually-oriented businesses
- Body art facilities
- Smoke shops
- Vice paraphernalia
- Gaming or slot machines (excluding arcades)
- Lewd merchandise sales
- Pawn shops
- Outdoor storage/display

The applicant has requested the following use be allowed by right, specifically as depicted on the proposed site plan, in addition to the allowed uses for LC district:

- Animal Clinic with an outdoor run

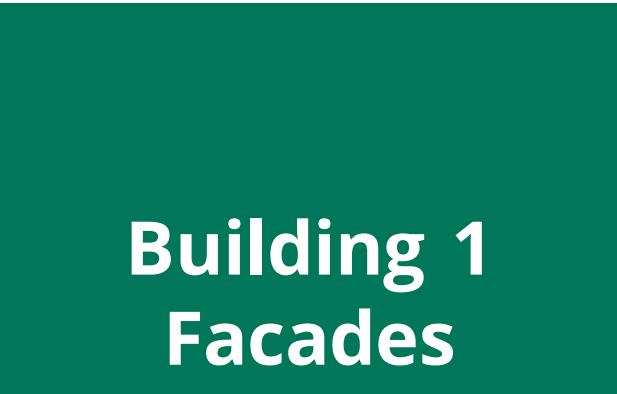
The applicant's proposal meets all height, area, and setback requirements of the Town's Zoning Ordinance.



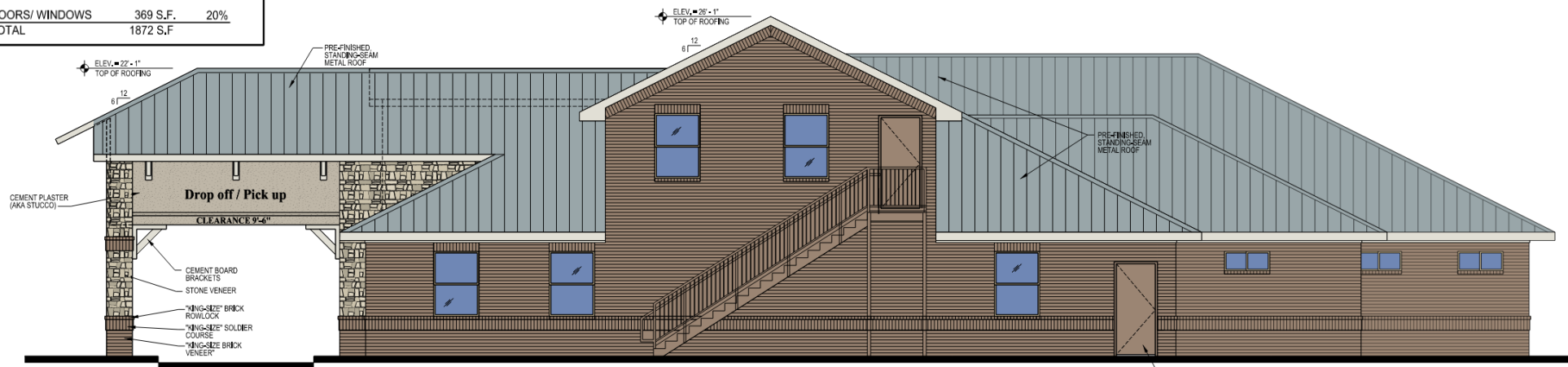
01 North Elevation - Veterinary Building



MATERIAL COVERAGE - NORTH ELEVATION		
BRICK	836 S.F.	55%
STONE	310 S.F.	21%
CEMENT PLASTER	357 S.F.	24%
<hr/>		
SUBTOTAL	1503 S.F.	100%
<hr/>		
DOORS/ WINDOWS	369 S.F.	20%
TOTAL	1872 S.F.	



Building 1 Facades



02 West Elevation - Veterinary Building



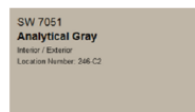
MATERIAL COVERAGE - WEST ELEVATION		
BRICK	1002 S.F.	88%
STONE	63 S.F.	6%
CEMENT PLASTER	76 S.F.	6%
<hr/>		
SUBTOTAL	1141 S.F.	100%
<hr/>		
DOORS/ WINDOWS	152 S.F.	12%
TOTAL	1293 S.F.	



Brick Veneer
Acme Brick
King Size
Sable Oak



Stone Veneer
Rock Materials
Gray to Tan Luaders



SW 7051
Analytical Gray
Interior / Exterior
Location Number: 248, C2

Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray



SW 7049
Nuance
Interior / Exterior
Location Number: 258, C1

Painted Trim (Cement board eaves and fascia)
Williams
SW 7049 Nuance

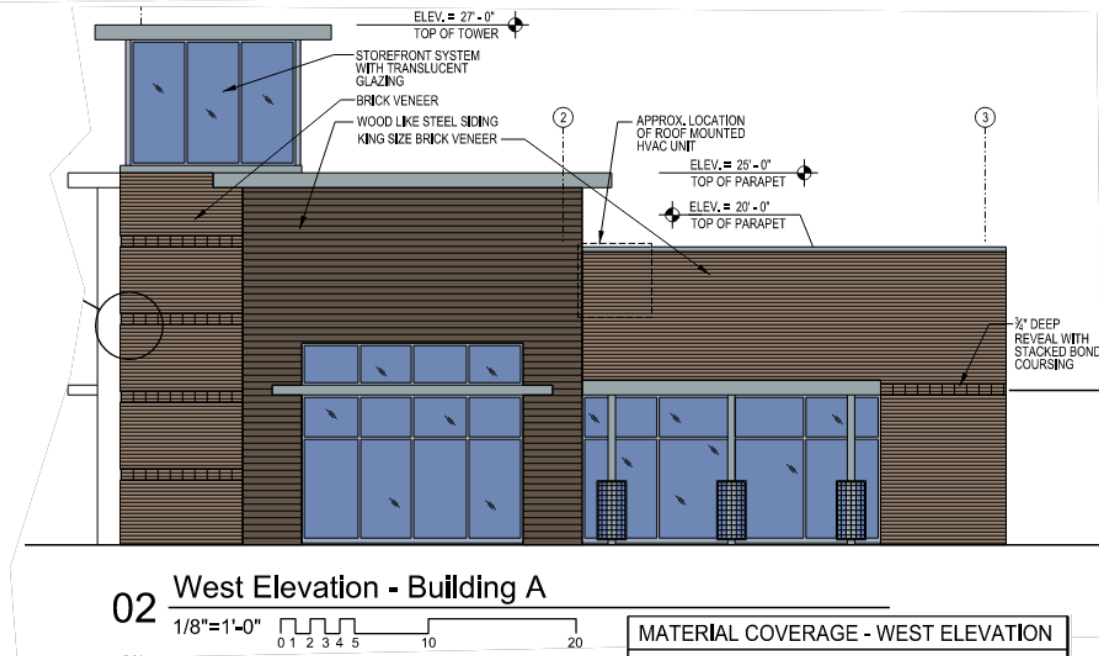
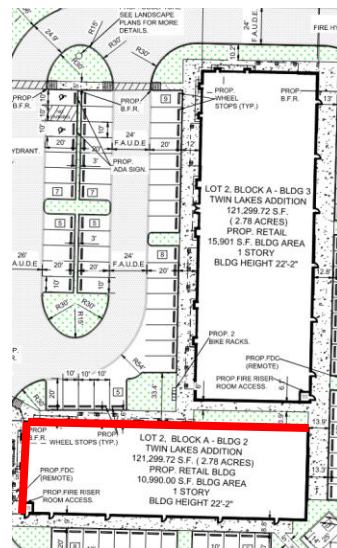
MAT. COVERAGE - NORTH ELEVATION

BRICK	1674 S.F.	53%
STUCCO	482 S.F.	15%
PAINTED STEEL	216 S.F.	6%
STEEL SIDING	850 S.F.	26%
SUBTOTAL	3222 S.F.	100%

DOORS/ WINDOWS	995 S.F.	24%
TOTAL	4217 S.F.	



Building 2 North and West Facades



02 West Elevation - Building A

1/8"=1'-0" 0 1 2 3 4 5 10 20

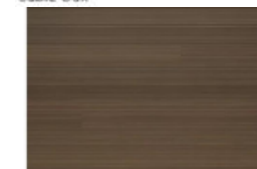
MATERIAL COVERAGE - WEST ELEVATION

BRICK	550 S.F.	53%
PAINTED STEEL	136 S.F.	13%
STEEL SIDING	348 S.F.	34%
SUBTOTAL	1034 S.F.	100%

DOORS/ WINDOWS	479 S.F.	32%
TOTAL	1513 S.F.	



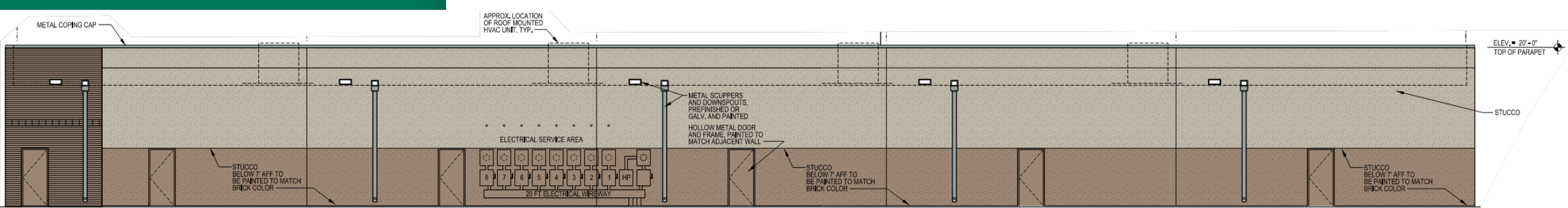
Brick Veneer
Acme Brick
King Size
Sable Oak



Wood-Like Steel Siding
Vesta Steel Siding
5" Plank
Aged Walnut



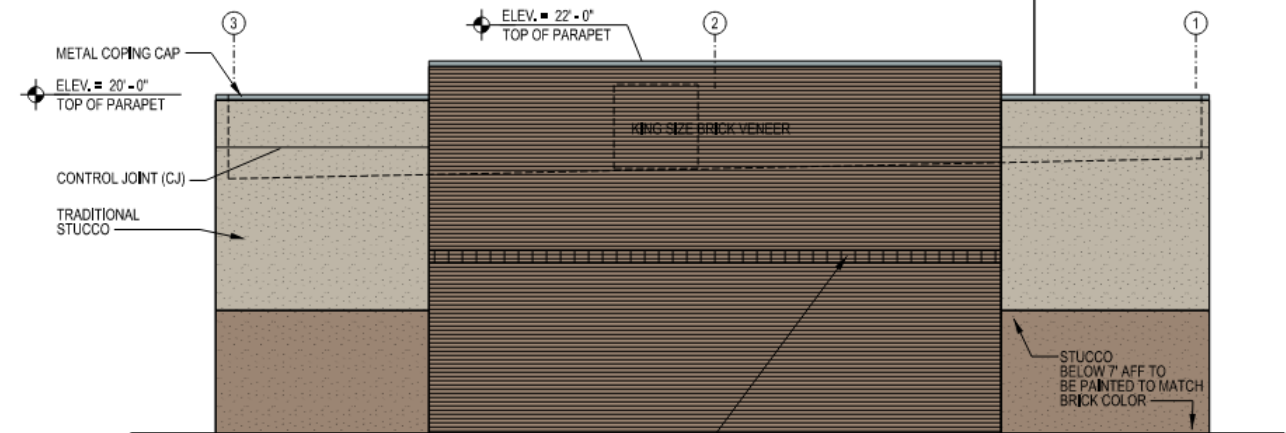
Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray



MATERIAL COVERAGE - SOUTH ELEVATION			
BRICK	216 S.F.	6%	
STUCCO	3284 S.F.	94%	
SUBTOTAL	3500 S.F.	100%	
<hr/>			
DOORS	144 S.F.		
TOTAL	3644 S.F.		

Stucco painted to match proposed brick

MATERIAL COVERAGE - EAST ELEVATION			
BRICK	752 S.F.	60%	
STUCCO	500 S.F.	40%	
TOTAL	1252 S.F.	100%	



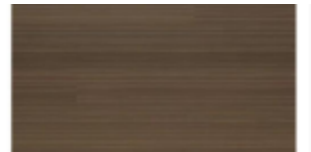
03 East Elevation Building A
1/8"=1'-0"

SW 7051
Analytical Gray
Interior / Exterior
Location Number: 746-C2

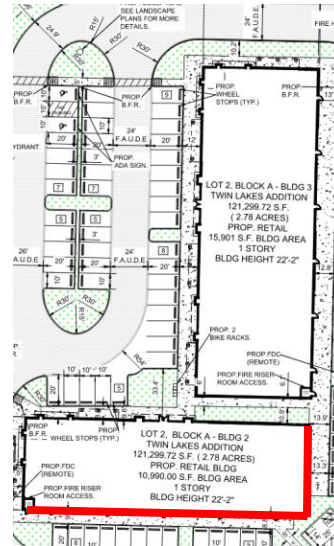
Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray



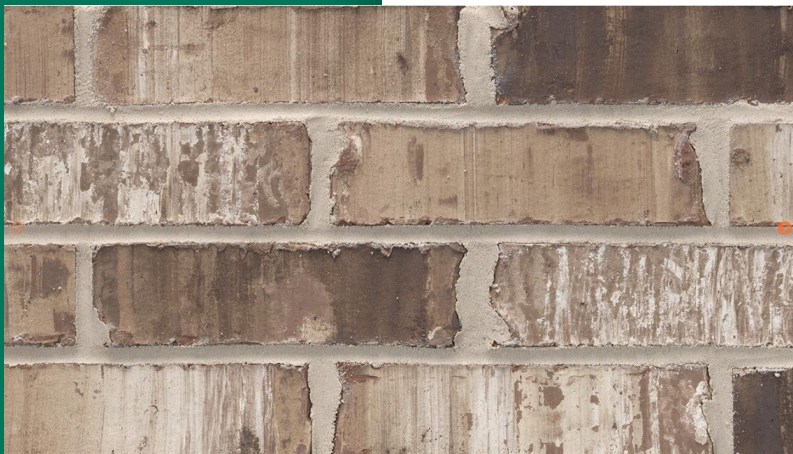
Brick Veneer
Acme Brick
King Size
Sable Oak



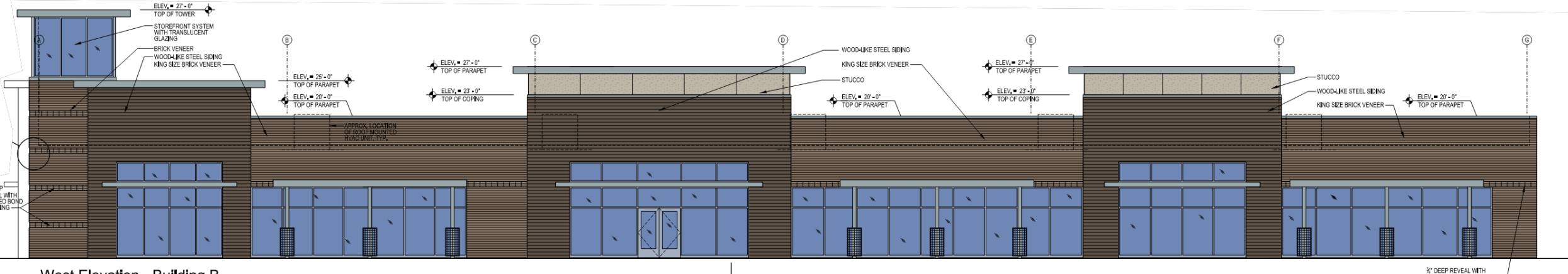
Wood-Like Steel Siding
Vesta Steel Siding
5" Plank
Aged Walnut



Building 2 South and East Facades



Building 3 North and West Facades

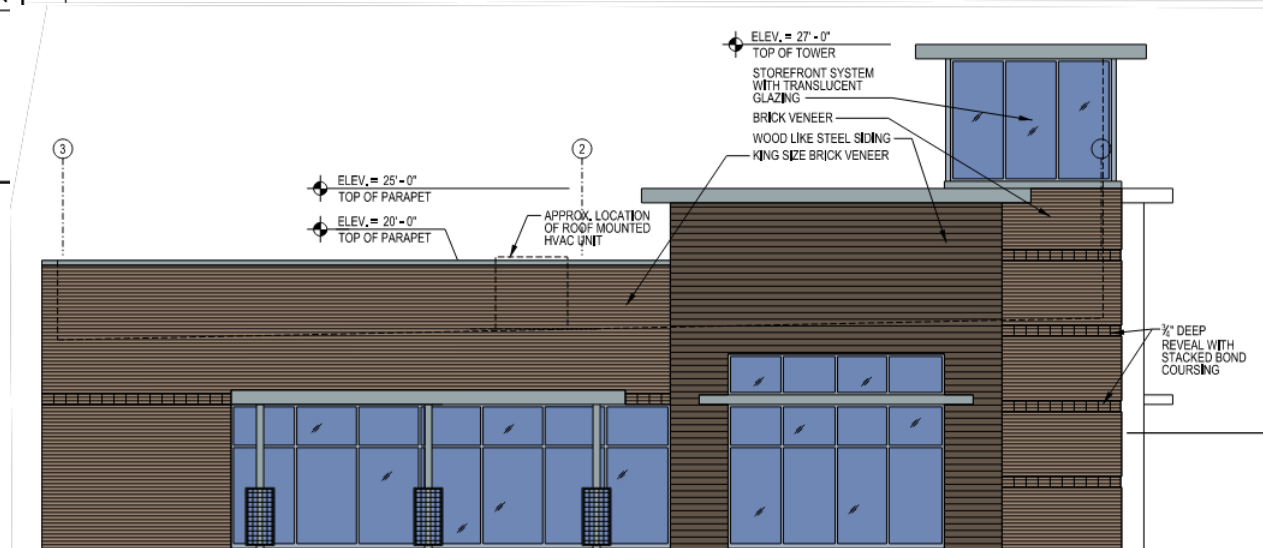
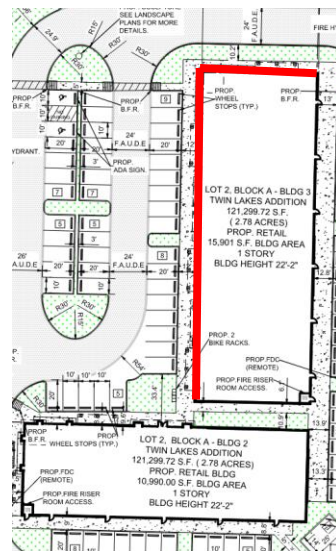


01 West Elevation - Building B

1/8"=1'-0"

MATERIAL COVERAGE - WEST ELEVATION

BRICK	1398 S.F.	44%
STUCCO	194 S.F.	6%
PAINTED STEEL	366 S.F.	11%
STEEL SIDING	1240 S.F.	39%
SUBTOTAL	3198 S.F.	100%
DOORS/ WINDOWS	1827 S.F.	36%
TOTAL	5025 S.F.	



02 North Elevation - Building B

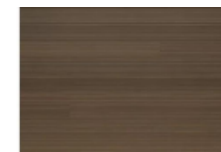
1/8"=1'-0"

MATERIAL COVERAGE - NORTH ELEVATION

BRICK	733 S.F.	61%
PAINTED STEEL	122 S.F.	10%
STEEL SIDING	347 S.F.	29%
SUBTOTAL	1202 S.F.	100%
DOORS/ WINDOWS	593 S.F.	33%
TOTAL	1795 S.F.	



Brick Veneer
Acme Brick
King Size
Sable Oak



Wood-Like Steel Siding
Vesta Steel Siding
5" Plank
Aged Walnut

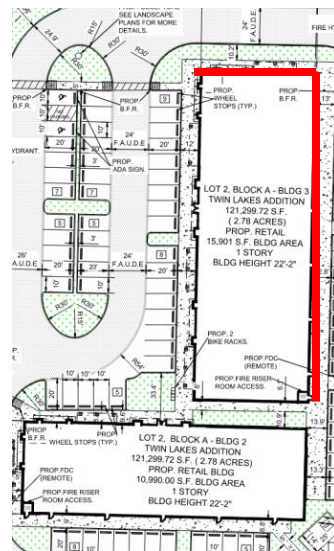
SW 7051
Analytical Gray
Interior / Exterior
Location Number: 246 C2

Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray

04 East Elevation - Building B

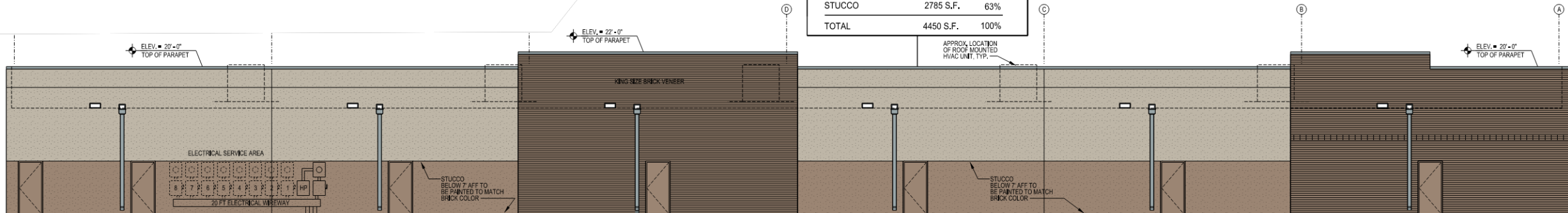
1/8"=1'-0"

Building 3 South and East Facades



MATERIAL COVERAGE - EAST ELEVATION

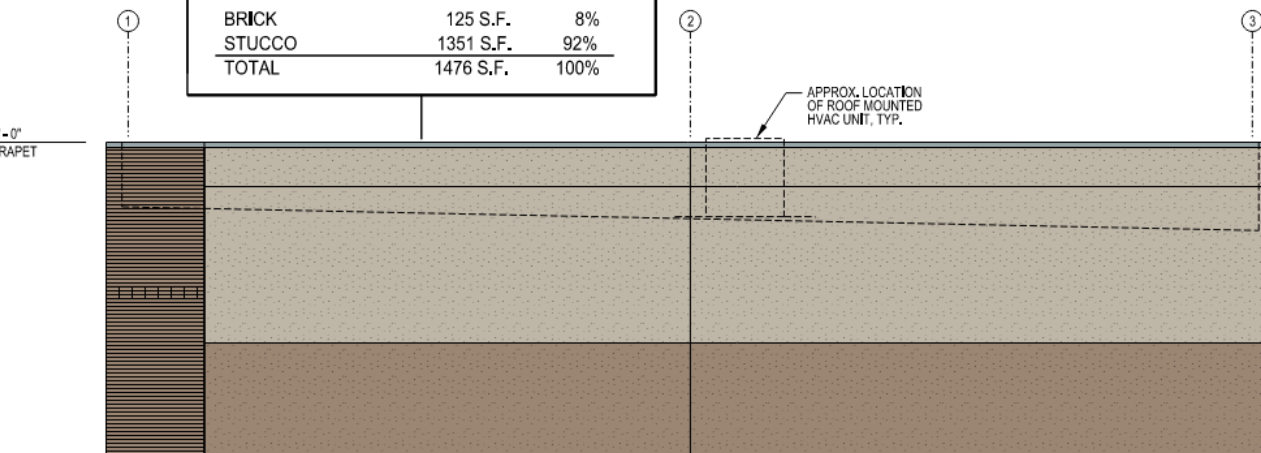
BRICK	1665 S.F.	37%
STUCCO	2785 S.F.	63%
TOTAL	4450 S.F.	100%



MATERIAL COVERAGE - SOUTH ELEVATION

BRICK	125 S.F.	8%
STUCCO	1351 S.F.	92%
TOTAL	1476 S.F.	100%

ELEV. = 20'-0" TOP OF PARAPET



03 South Elevation - Building B (Facing Alley)

1/8"=1'-0"

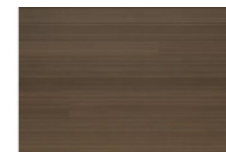


Brick Veneer
Acme Brick
King Size
Sable Oak



SW 7051
Analytical Gray
Interior / Exterior
Location Number: 246 C2

Cement Plaster (Stucco)
Color to match Sherwin Williams
SW 7051 Analytical Gray

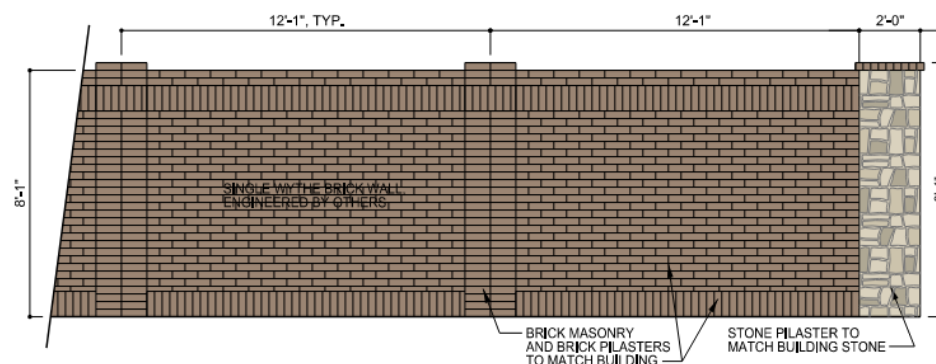


Wood-Like Steel Siding
Vesta Steel Siding
5" Plank
Aged Walnut

Landscaping Standards

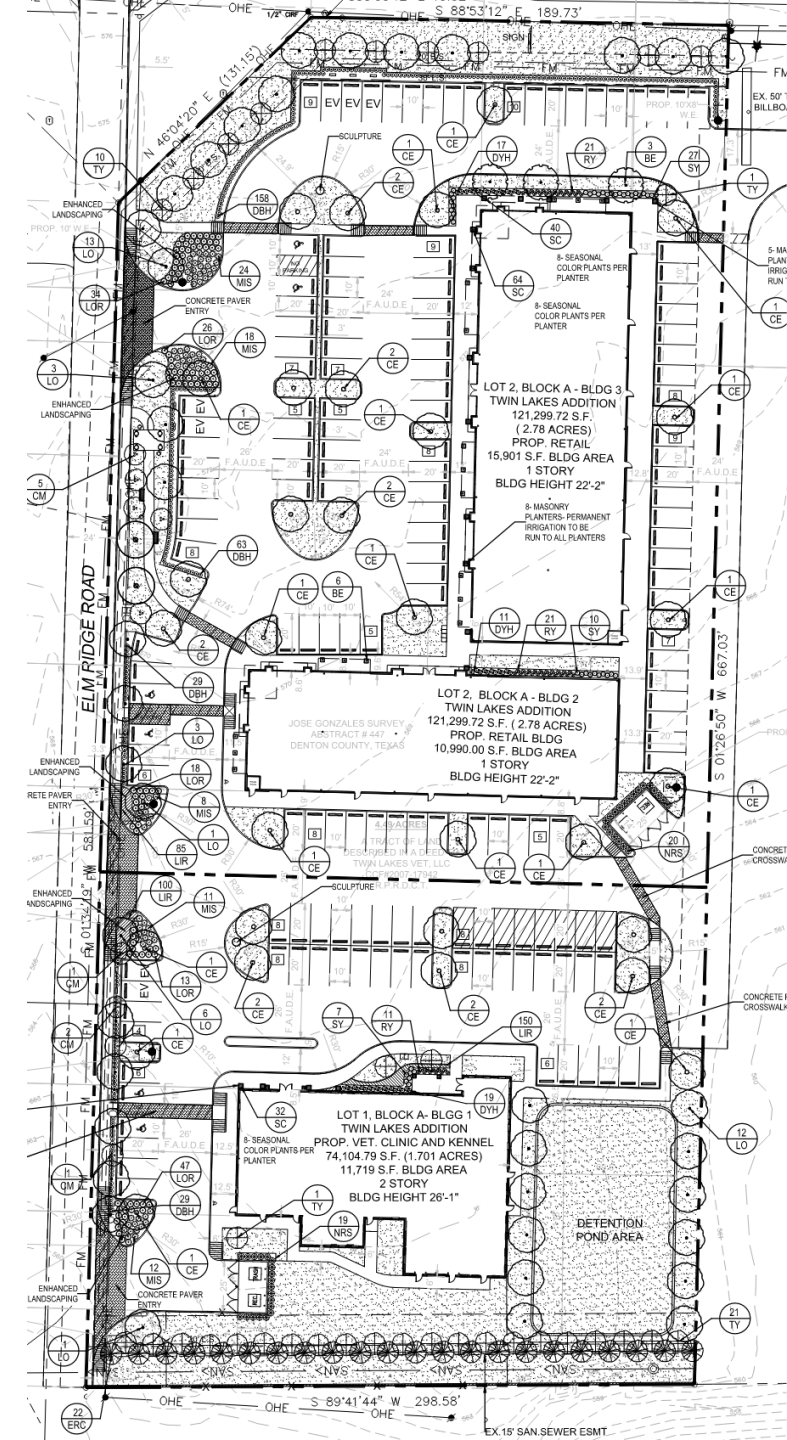
The proposed perimeter, interior, foundation, and landscaping points for the site meets the Town's landscaping requirements.

Applicant s providing an 8-foot masonry wall along the back of the property.



Masonry Screenwall Elevation

1/4"=1'-0"



Parking

The proposal meets the Town’s parking regulation, including space size, ratios, and total amount.

SITE DATA SUMMARY TABLE				
LOT	1	2		TOTAL
EXISTING ZONING	LC-LIGHT COMMERCIAL			
BUILDING No.	1	2	3	MIXED
PROPOSED USE	VETERINARY AND KENNEL BUILDING	RETAIL	RETAIL	MIXED
GROSS LOT AREA (S.F.)	74,104.79	121,299.72		195,404.51
GROSS LOT AREA (ACRES.)	1.70	2.78		4.49
BUILDING FLOOR AREA (S.F.)	11,719	10,990	15,901	38,609
LOT COVERAGE	22%	9%	13%	44%
FLOOR AREA	0.13	0.09	0.13	0.35
OPEN AREA	21932.79 S.F.	21144.12 S.F.		43,076.91 SF (0.981 AC)
OVERALL IMPERVIOUS AREA	52172 S.F.	100535 S.F.		1,52,327.60 SF (3.50 AC)
PARKING REQUIREMENT	1 PER (1/300 GFA+1/500 GFA)	1 PER (1/300 GFA + 1/200 GFA)	1 PER 200 GFA	MIXED
PARKING REQUIRED	35	45	80	160
PARKING PROVIDED	40	41	77	158
HANDICAP REQUIRED	2	2	2	6
HANDICAP PROVIDED	2	2	2	6
TOTAL PARKING PROVIDED	42	43	79	164
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS & HYDRODYNAMIC SEPARATORS AND BMP'S WILL BE PROPOSED FOR WATER QUALITY AS PER ENGINEERING STANDARDS				

Signage

The applicant is proposing one monument sign to serve the whole development. This will mean that Lot 1 of the development will require a waiver for “off-premise signage” since the veterinary office will be on a separate property.

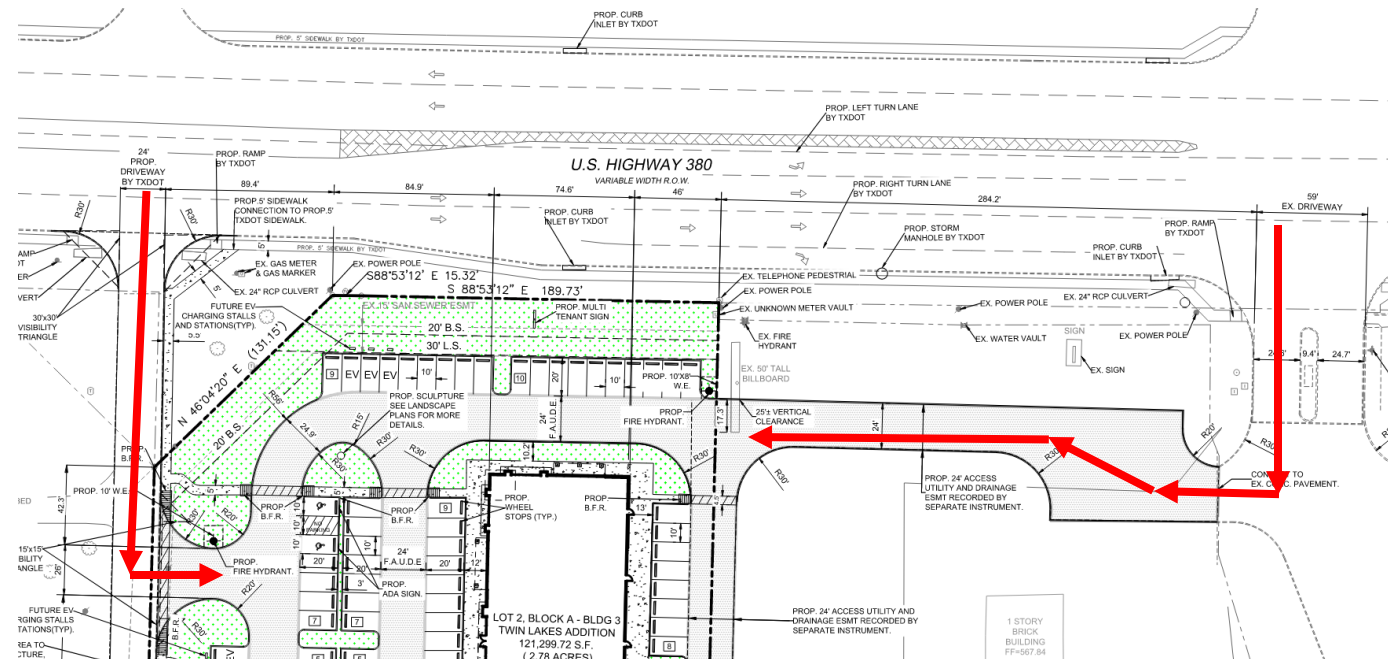
Both lots will be depended on each other being developed in order to obtain proper fire coverage as well as other civil engineering factors.

Additionally, the property will have to work with the neighboring land owner to gain a second point of access.

- This second point of access is depicted in the site plan as proposed, actual layout of the second point of access is subject to change but will still need staff approval.

These two shared access and fire easements will need to be resolved during the civil site development process.

Subdivision



Fire & Engineering

Fire and Engineering reviewed the proposed plans and determined them to be acceptable for the purposes of this rezoning request.

This is not an approval of any of the plans for construction.

Comp Plan

The Town envisions this property as a light commercial use, which aligns with the intent of the proposed development.

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

Consideration

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 property's location along the US 380 corridor provides opportunity to expand this vision for retail and commercial growth.

The applicant is the current property owner and long-term operator of the veterinary clinic which has outgrown the existing structure. The applicant desires to remain within the Town of Little Elm and expand the clinic operation to serve the surrounding residents. Additionally, understanding the vision for the corridor, the proposed development concept provides the envisions retail and commercial opportunities on the lot fronting US 380.

The applicant envisions this area becoming focused around pet care, creating a center where residents could take their pets for needed care or services, while providing additional retail needs for the residents themselves.

Recommendation

At their regular meeting on December 7, 2023, the Planning and Zoning Commission held a public hearing and discussed screening, proximity to the adjacent multifamily development, Elm Ridge Road right-of-way redevelopment, and phasing of the proposed two-lot development.

The Commission indicated their gratitude for continued reinvestment in the Town and the applicants intent to expand and continue operating their business here.

The Commission voted unanimously (6-0) to **approve** the request with a condition to review the site plan per staff request.

- addressed after the meeting

Unfortunately, applicant has not had sufficient time to review the Development Agreement in time for this meeting, so Staff recommends that if Town Council moves to approve this request, it be contingent on the following condition:

- Development Agreement must be approved by Town Council, executed, and recorded prior to developer being able to obtain permits.