

# Town of Little Elm

FEBRUARY 20, 2024

TOWN COUNCIL

MEETING

INTEGRITY | CUSTOMER SERVICE | EFFICIENCY | INNOVATION



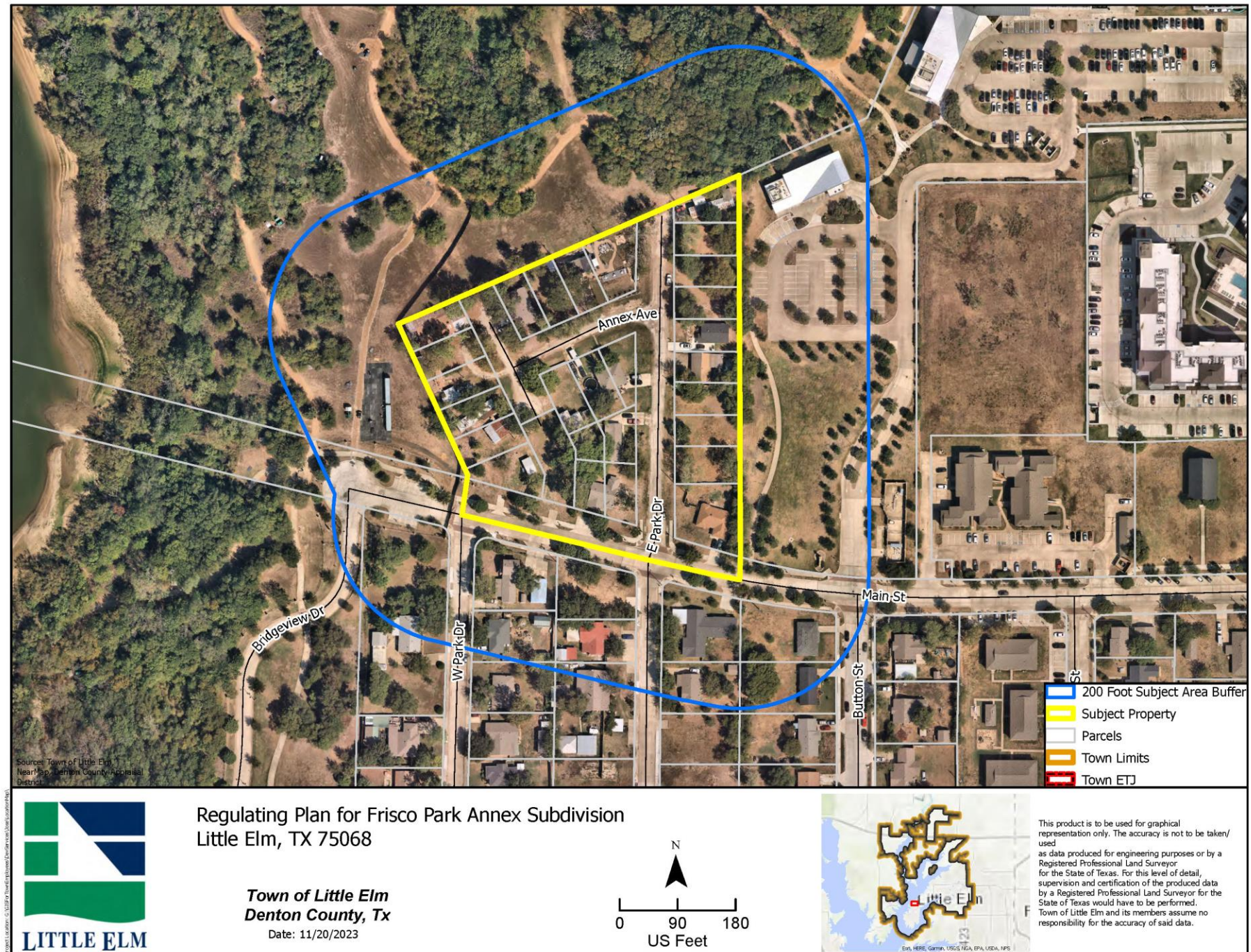
LITTLE ELM

# PUBLIC HEARING/ Frisco Park Annex Planned Development (PD-23-004986)



# Location

Subject area consists of 27 lots, approximately 4.9 acres, within the Frisco Park Annex Subdivision





# Zoning

Existing Zoning is Lakefront District, per Ord. No. 1376

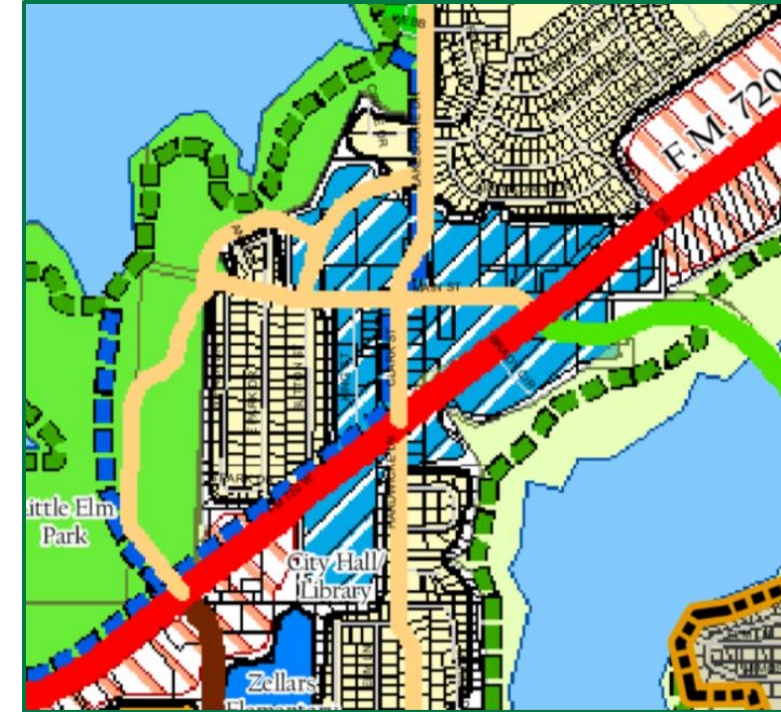




# Lakefront District

## 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 area sustainable through:
  - Providing for **integrated mixed use**;
  - Embodying **LEED-ND** (Leadership in Energy and Environmental Design Neighborhood Development) principles; and
  - Assuring **pedestrian and bicycle friendliness**;
3. To provide **development and land use flexibility** within the framework of a form-based development code;
  - Buildings closer to the sidewalk and street
  - Continuous building frontage along block faces
  - Buildings framing public space, creating interesting street walls, ensuring street trees
4. To provide a **mix of residential, retail and office uses** in a **pedestrian and bicycle-friendly environment**;
  - design streets, access lanes and buildings to provide a high level of connectivity between parcels and projects
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.



Lakefront District was envisioned through the 2008 Comprehensive Plan, officially established and adopted in 2011.

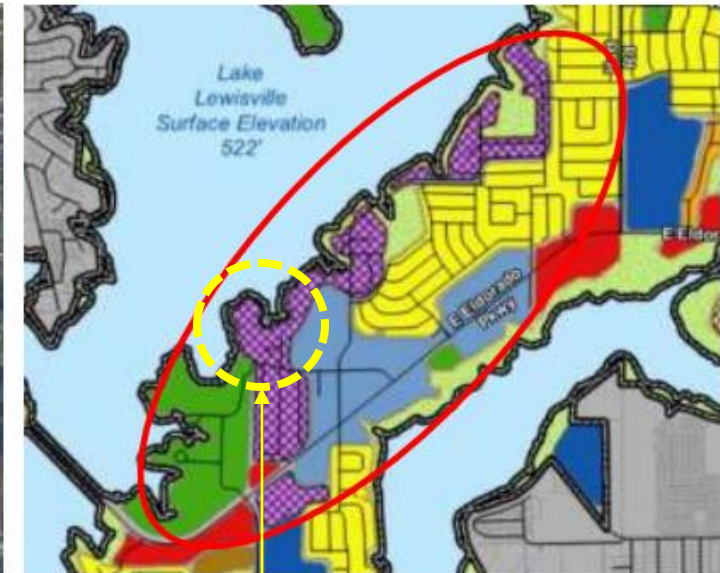
# Lakefront District

In the 2017 Comprehensive Plan, in harmony with the Strategic Plan 2015-2016, through Advisory Committee and public input meetings, the subject area was included within Special Planning Area 3, which called for redevelopment of older areas of Town to better align with the Lakefront character.



## Special Planning Area 3

A large part of Special Planning Area 3 has lake frontage. The area contains attractive lots facing the lake, suitable for "move-up" homes. Many of the existing homes originally started as lake cabins or lake rentals and are smaller than what the market currently builds or demands. Residential redevelopment is highly likely in the northern part of this Special Planning Area 3. An activity hub is envisioned in the southern part of the planning area due to the area's proximity to the school, the park and retail/commercial lots.



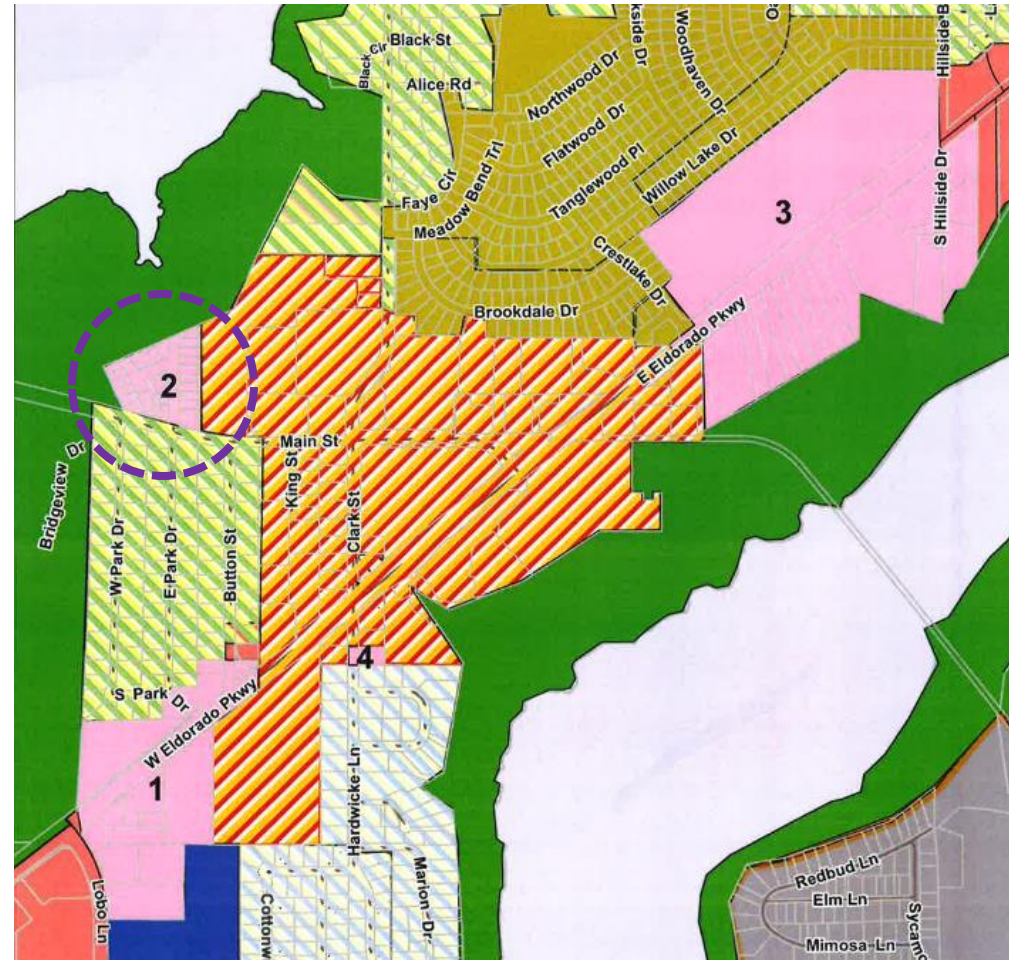
Subject Area



In 2017, post the Comprehensive Plan update, Town Council direct Staff to preserve the downtown area for development that aligns with the Lakefront feel.

## Lakefront District

Subject Area



As a result, in 2017, 4 additional areas were rezoned to Lakefront District to allow more direct involvement in the development and redevelopment of properties to ensure furtherance of the vision.

# Lakefront District

The Lakefront District was established to encourage more dense, form-based redevelopment to help establish this area as the Town's center.

This district allows a variety of different commercial, retail, and entertainment uses, and specifically calls for mixed-use developments.

Residential uses are limited to Live/Work Units, Townhomes, Senior Living Facilities, and Mixed-Use Building (this refers to retail ground floor with residential units above).

- Unfortunately, single family detached homes are not permitted

The Lakefront District outlines an extensive building design criteria to help guide development in the direction of meaningful high quality design and construction, aesthetic interest, and pedestrian friendly atmosphere.



# Subject Area

## Nonconforming Property

Structures in the Subject Area include manufactured homes and single family detached homes.

Because the Lakefront District does not allow these types of homes, the existing homes are considered legal non-conforming.

- Based on the requirements of the previous zoning district (A-2), most of the lots were nonconforming prior to the Lakefront District rezoning in 2017

This means the existing homes are able to remain as they currently stand, but they are not able to expand or be built upon, and have limitations on rebuilding in case of significant damage.

Per the Town's Non-conforming Section

- 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.**



## Concerns

Given the amount of growing interest in this area, the current limitations and layout of the existing streets, and the flexible administrative allowances for development within the Lakefront District, redevelopment will likely occur in a disorganized manner, one-two lots at a time; permanently engraving the currently disconnected street framework.

If each property redevelops on its own, such redevelopment would result in a hodgepodge of townhomes or possibly mixed-use buildings, currently permitted by right.

The goal of this request is to create a regulating layout plan that will provide a conceptual framework for future redevelopment for the properties specifically within the Subject Area (Frisco Park Annex Subdivision).





# Proposal

## Proposing to establish a Planned Development District

- the PD will have a **base zoning of Lakefront District**, without any modifications, and **adopt a concept plan** for the overall Subject Area
- Proposed density of approximately 13.5 units per acre, with a potential total of 66 townhomes
  - ensuring townhomes instead of any of the other currently permitted uses within the district
- re-orientation of the existing right-of-way layout to **provide the best connectivity** throughout the site and to the adjacent streets
- provide opportunity for phased redevelopment approach in the future
  - Allowing smoother transitions between redeveloped lots and remaining lots

*The proposed PD does not in any way mandate any property owner to sell their property*

# Proposed Concept Plan





# Proposed Concept Plan



## ANNEX TOWNHOMES - LITTLE ELM, TEXAS





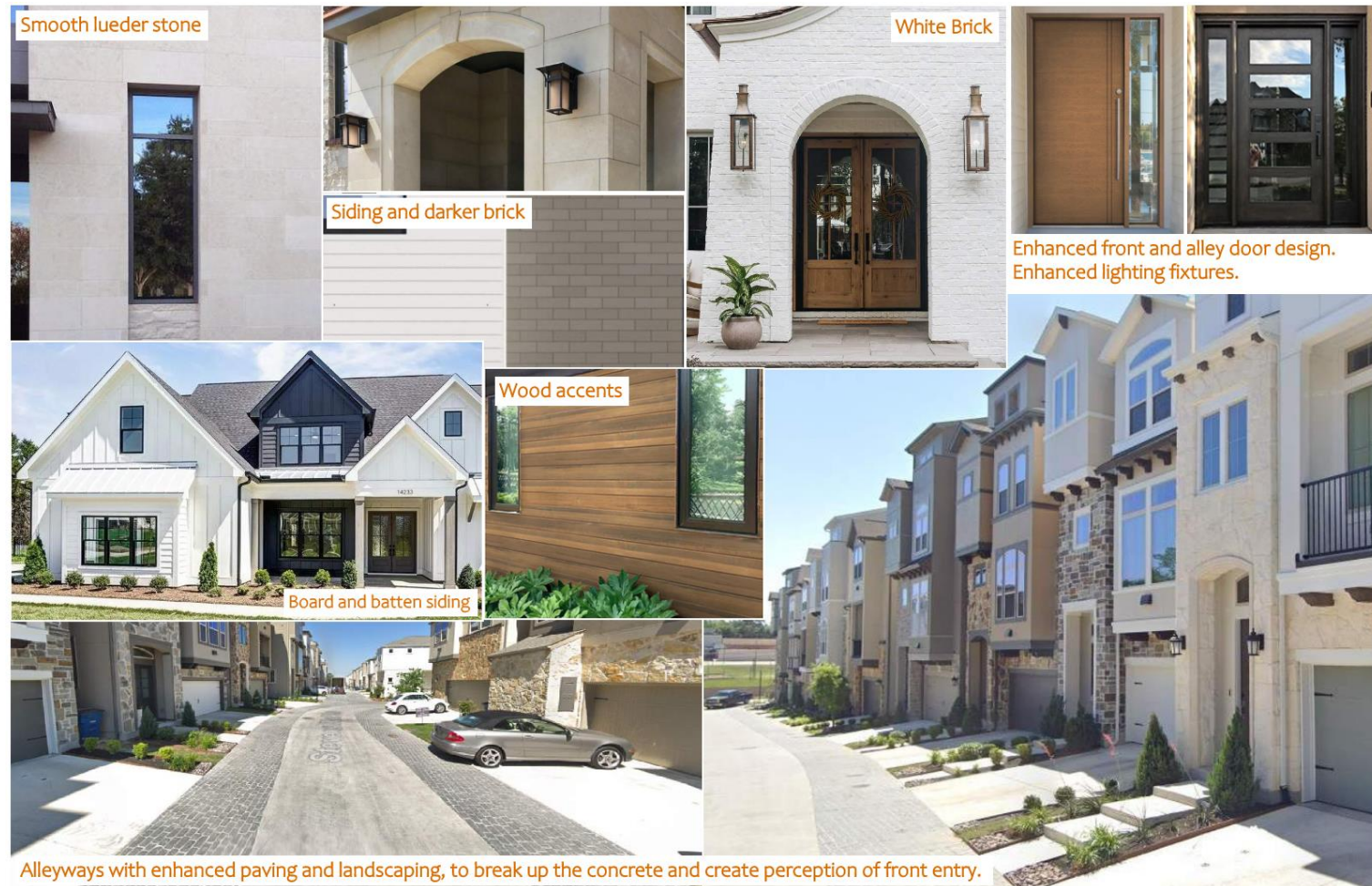


# Proposal

Staff also developed a design guide document to ensure enhanced architectural design and consistency of the design throughout this area:

- provide examples of the desired architectural aesthetic
- encourage variation in unit design
- provide color schemes generally supported by the Administration

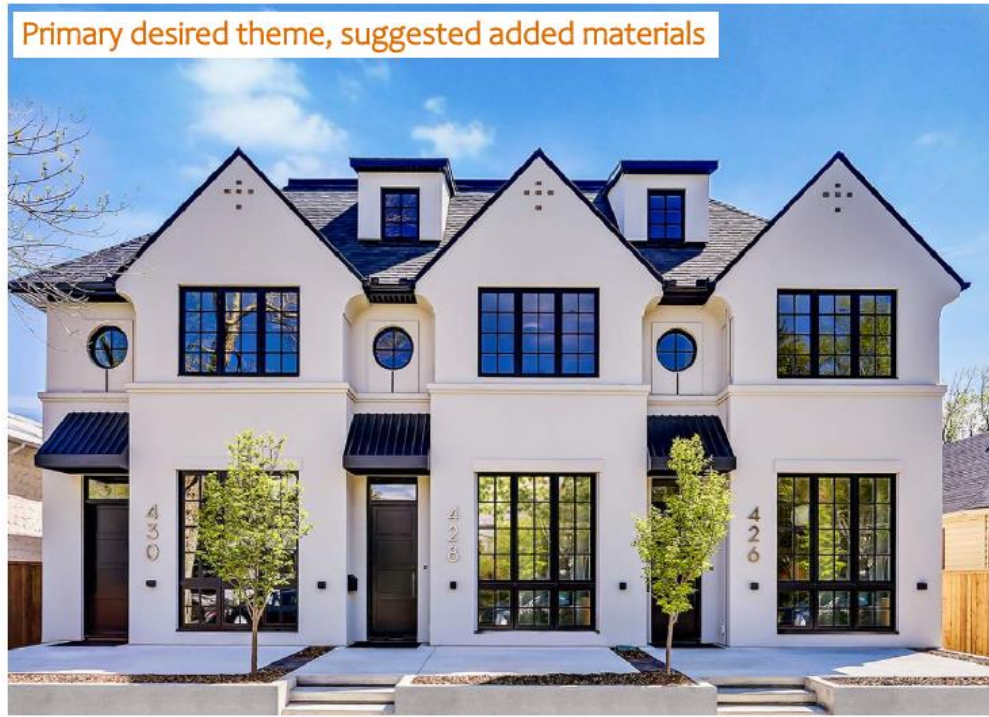
The goal is to help guide any future redevelopment in order to create a unique, high-quality, and cohesive redevelopment opportunity.





# Proposed Design Theme

Primary desired theme, suggested added materials



Variations with light brick



Alleys with perception of front door entry



Alternating unit design





## Fire & 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.

# Comp Plan

Comprehensive Plan identifies the subject area as Lakefront District and Special Planning Area.

- Lakefront area with mostly residential redevelopment potential

Staff believes that establishing a concept plan and design guide will help to ensure that this area ultimately redevelops as envisioned.



## Commission Findings

On December 7, 2023, at the Planning and Zoning Commission hearing, Staff presented the Town-initiated Planned Development.

At the meeting, multiple residents were present to express their concerns and inquire about the project, how the proposed concept plan impact their properties, and 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.

## Staff Outreach

At the hearing, Staff shared their contact information with those present and encouraged everyone to reach out afterward for one-on-one conversations.

- Only one property owner reached out

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.

By January 18, 2024, 3 more residents reached out, plus one provided a phone number and a voicemail was left.

- Two of those that reached out have had no further questions regarding the proposal



# Commission Findings



On January 18, 2024, P&Z discussed a variety of scenarios under the Nonconforming Section, and the difference between redevelopment potential under the current zoning and the proposed concept plan.

- While there is some opportunity to rebuild under current conditions, it would be very difficult for individual lots to meet the requirements of the Lakefront District, same as it would under the proposed concept plan.
- Requiring additional lots for redevelopment, but ensuring more cohesive redevelopment under the proposed concept plan.

The Commission also discussed their support for cohesive redevelopment but feared how the proposed concept would adversely impact the current residents, without providing a better transitioning mechanism to ensure remaining properties maintain their values.

Three of the current property owners spoke at the public hearing, voicing their concerns with regard to:

- Diminishing property rights and return on investment as a result of the proposed layout
- Uncertainty of street ownership and maintenance
- Desire to remain in place
- Fear of eminent domain action

The Planning and Zoning Commission voted to **deny** the request (6-1) in order for the request to move onto Town Council for additional consideration.

## Recommendation

Staff believes establishing a Planned Development District allows public transparency and ensures cohesive redevelopment of the area.

Any future development request, which does not align with this vision, or does not fully meet the standards of the Lakefront District, would be required to go through the full zoning process.

Planning and Zoning Commission recommends **denial** of the proposed concept plan **but requests that Town Council make their consideration and determination.**