

Town of Little Elm

MAY 21, 2024

TOWN COUNCIL

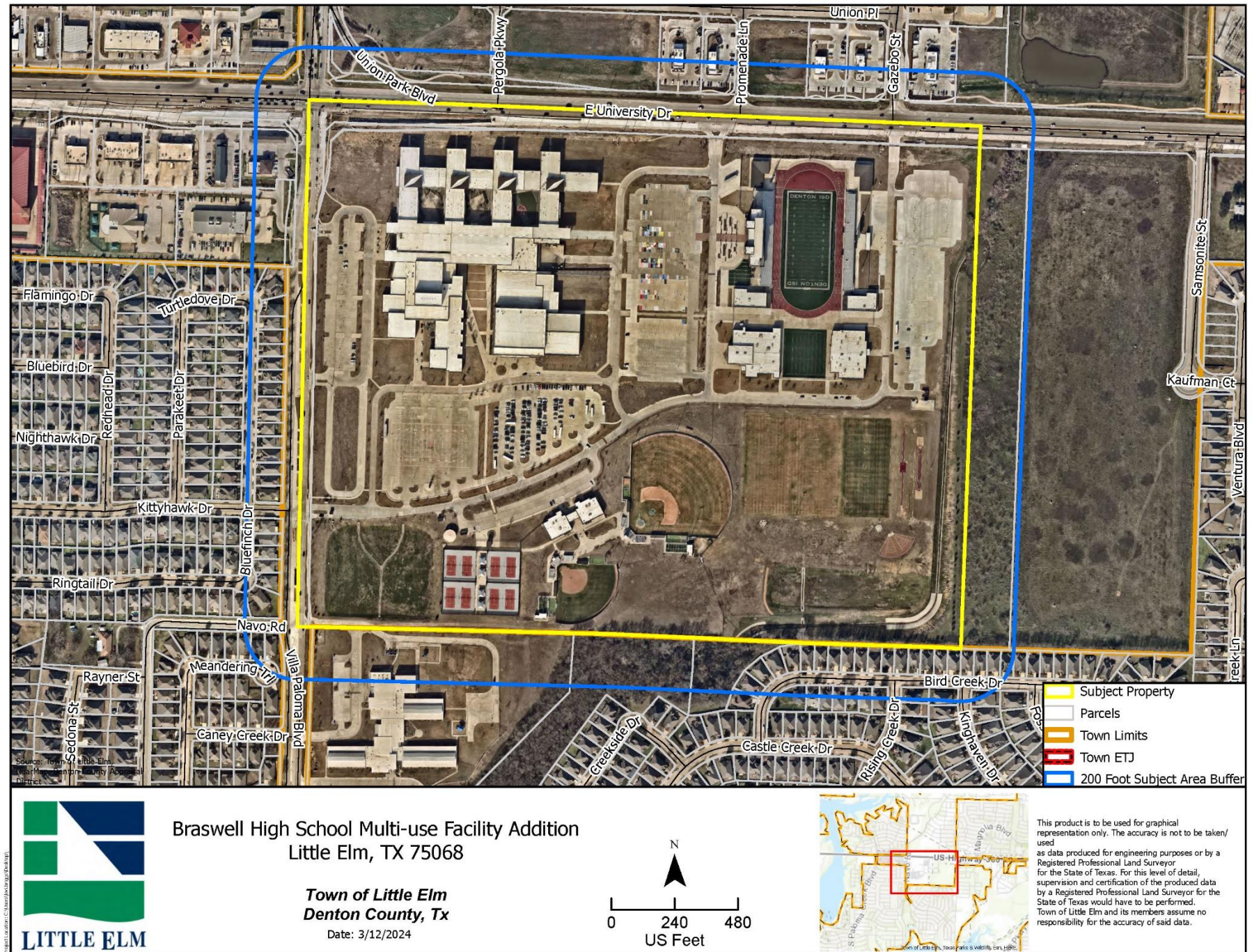
INTEGRITY | CUSTOMER SERVICE | EFFICIENCY | INNOVATION



LITTLE ELM

PUBLIC HEARING
Braswell Highschool PD
Amendment
(PD-23-004847)

Location



Background

The original development plans for Braswell High School were agreed upon in 2014 through a DA between the Town 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 DA was amended and a Planned Development District was established in order to allow for expansion of the High School and for expansion of the Athletic Stadium.

At this time, Denton ISD is planning on constructing a multi-use indoor practice facility, with additional minor site improvements

- Because the original concept site plan does not depict a multi-use indoor practice facility, or the associated site improvements, the existing PD and DA would need to be amended for construction to take place.

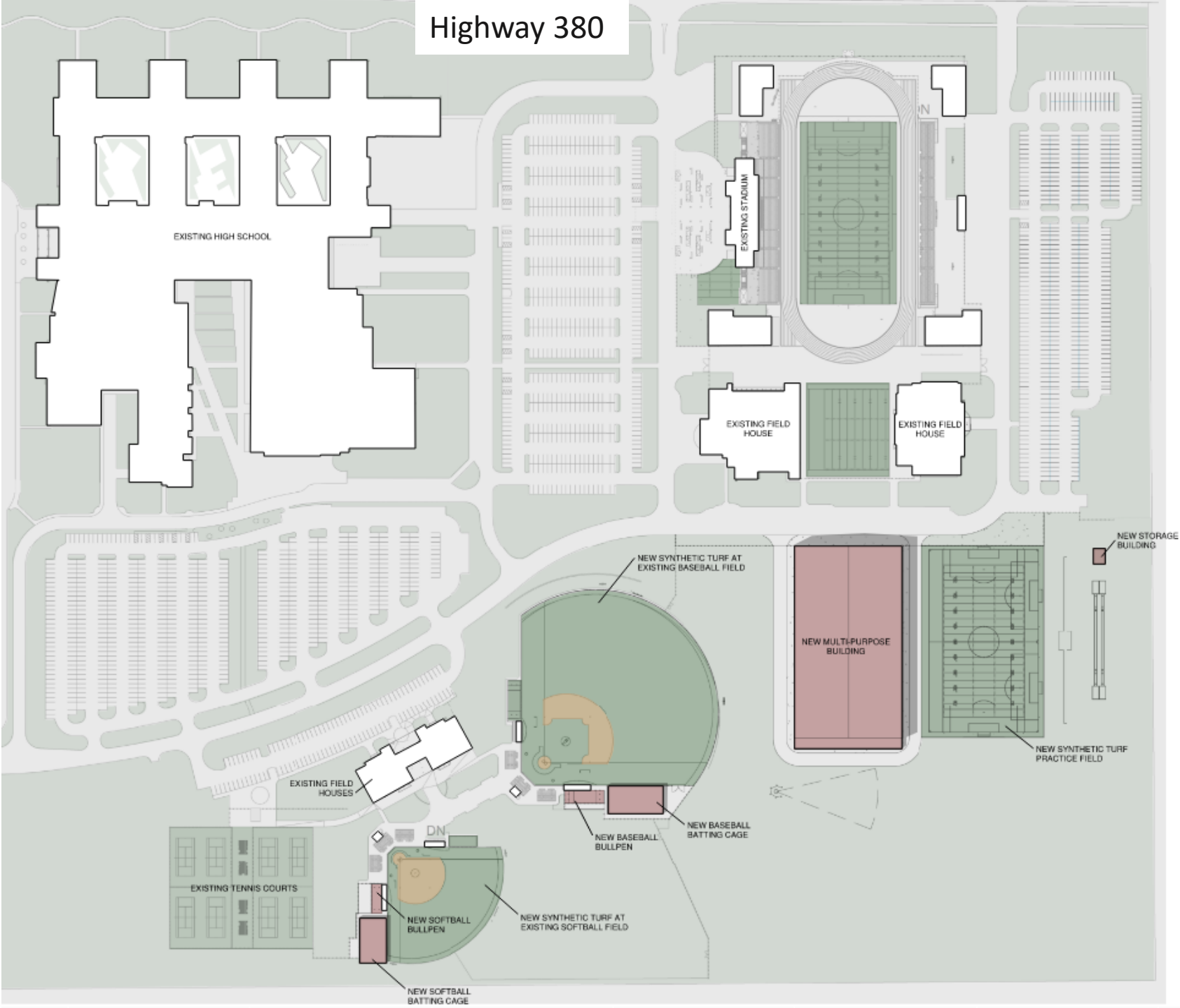
Proposal

The applicant is proposing to amend the existing PD and DA by providing a new concept site plan to allow a multi-use facility and other site improvements as shown.

Due to the type of construction, the proposal includes modified façade standards for the practice facility.

Site Plan

Navo Road



Elevations

NORTH (FRONT) ELEVATION:

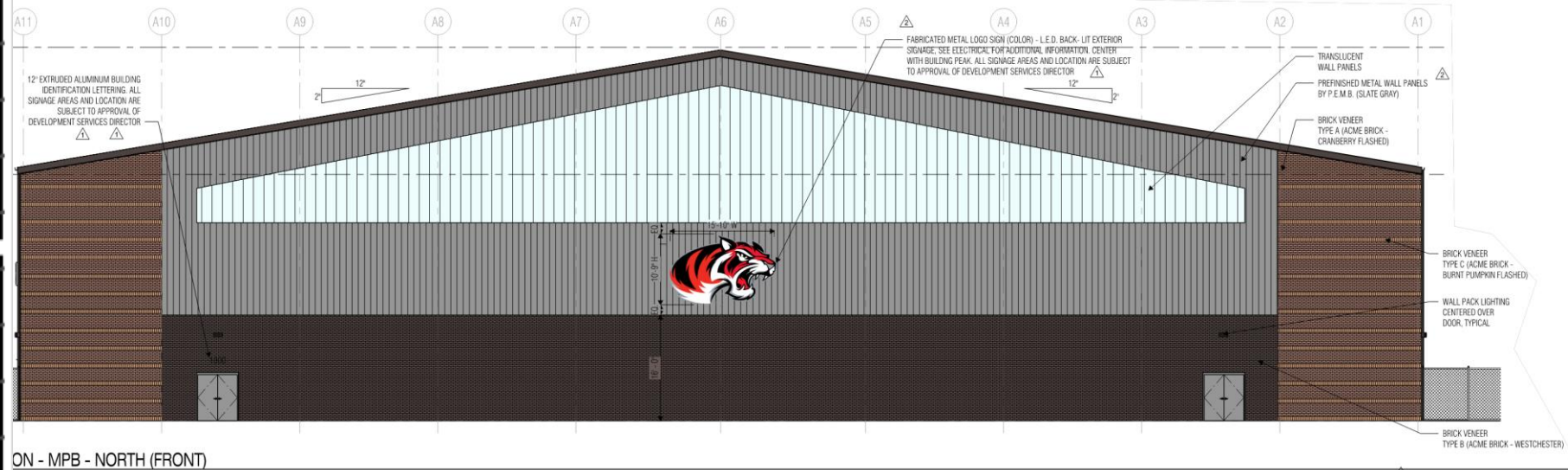
MASONRY	4292.02 SF (44%)
GLAZING	2067.96 SF (21%)
METAL	3369.89 SF (34%)
DOORS	92.78 SF (1%)

TOTAL 9822.65 SF (100%)

EXCLUDING GLAZING:

MASONRY	4292.02 SF (55.3%)
METAL	3369.89 SF (43.5%)
DOORS	92.78 SF (1.2%)

TOTAL 7754.69 SF (100%)



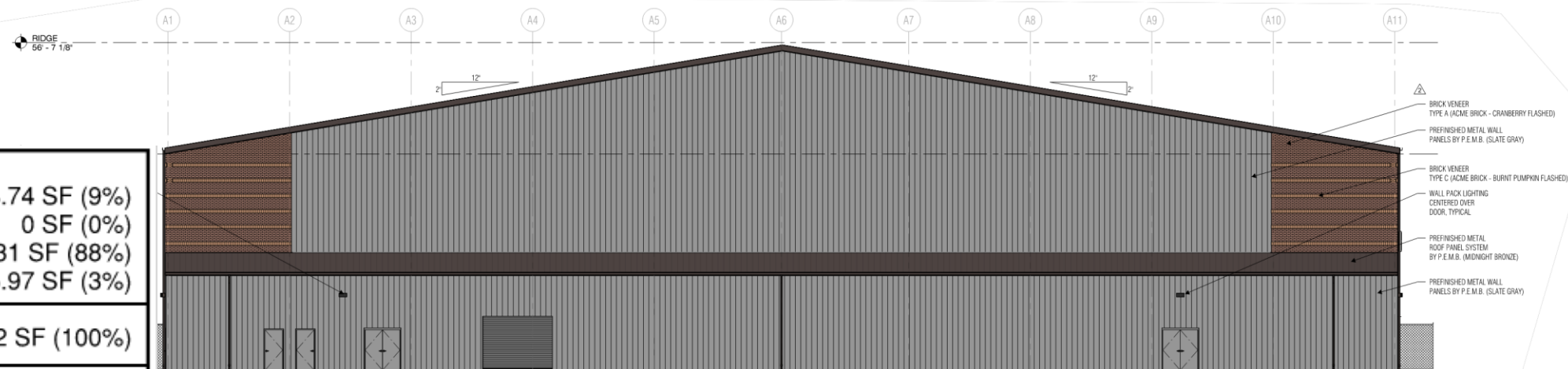
ON - MPB - NORTH (FRONT)

SOUTH ELEVATION:

MASONRY	828.74 SF (9%)
GLAZING	0 SF (0%)
METAL	7880.31 SF (88%)
DOORS	305.97 SF (3%)

TOTAL *9015.02 SF (100%)

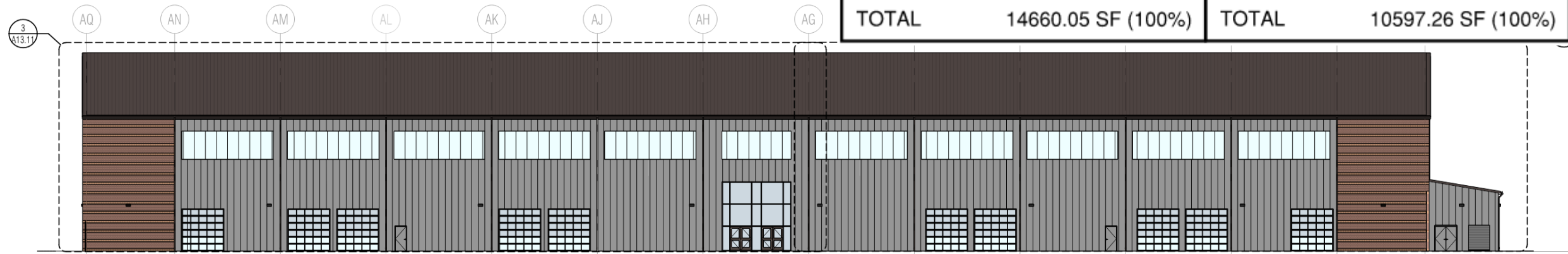
*EXCLUDES PREFINISHED METAL ROOF



N - MPB - SOUTH

Elevations

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%)



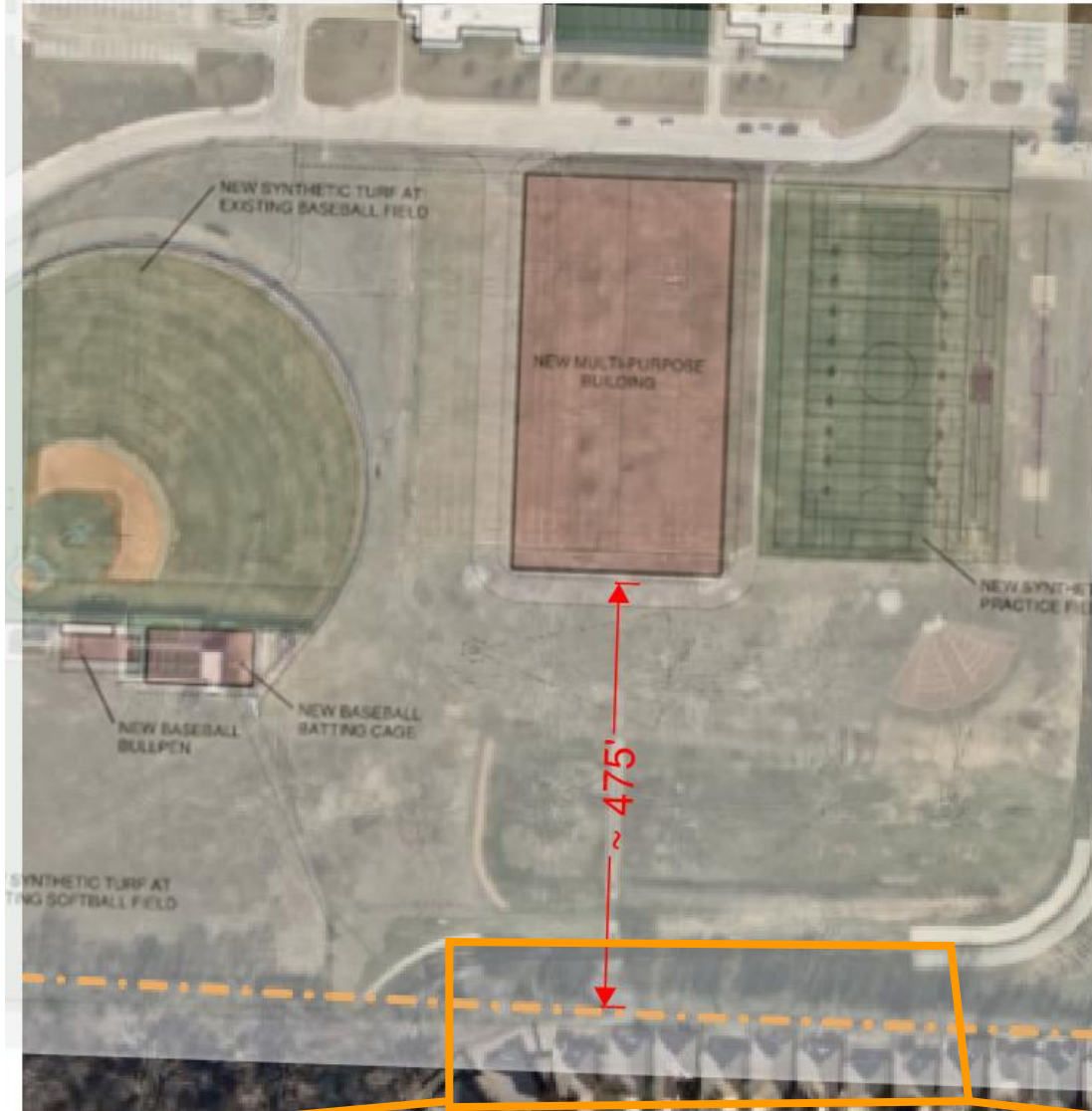
1 EXTERIOR ELEVATION - MPB - WEST
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION - MPB - EAST
SCALE: 1/16" = 1'-0"

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%)

Residential Screening



Highway 380 Overlay District prescribes additional screening requirements in the form of a slope ratio.

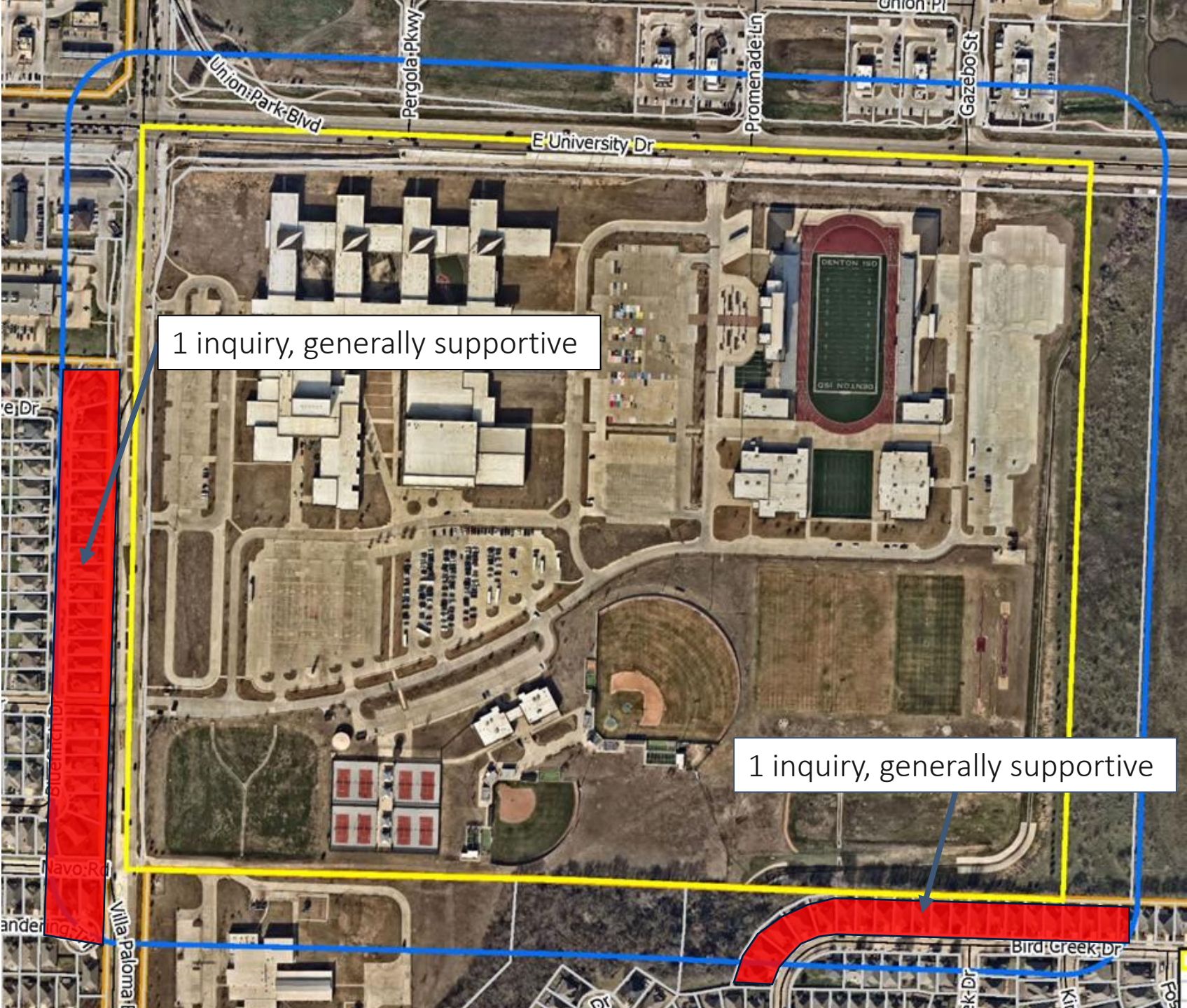
The slope ratio for this situation is 3:1.

Since the building is 58 feet tall, the separation from residential uses needs to be at least 174 feet.

The proposed separation of ~475 feet exceeds the required 174 feet.



Public Inquiry



Fire, Engineering and Building

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

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 Future Land Use Plan (FLUP) identifies this area as public/semi-public.

- Proposed school campus expansion is not be in conflict with the FLUP.

Considerations and Commission Findings

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.

The addition of the multi-use athletic facility and other site improvements in the rear of the property maintain cohesiveness with the existing structures on site, and should not adversely impact the overall school complex or the surrounding area.

At their regular meeting on April 4, 2024, the Planning and Zoning Commission discussed the design and materials of the proposed structure.

The Commission also discussed parking requirements, other potential uses, safety requirements, hours operation, noise level, and whether the structure is to be air-conditioned.

Recommendation

The Planning and Zoning Commission unanimously (7-0) recommends approval of the request as presented.