

Town of Little Elm

JULY 16, 2024

COUNCIL MEETING

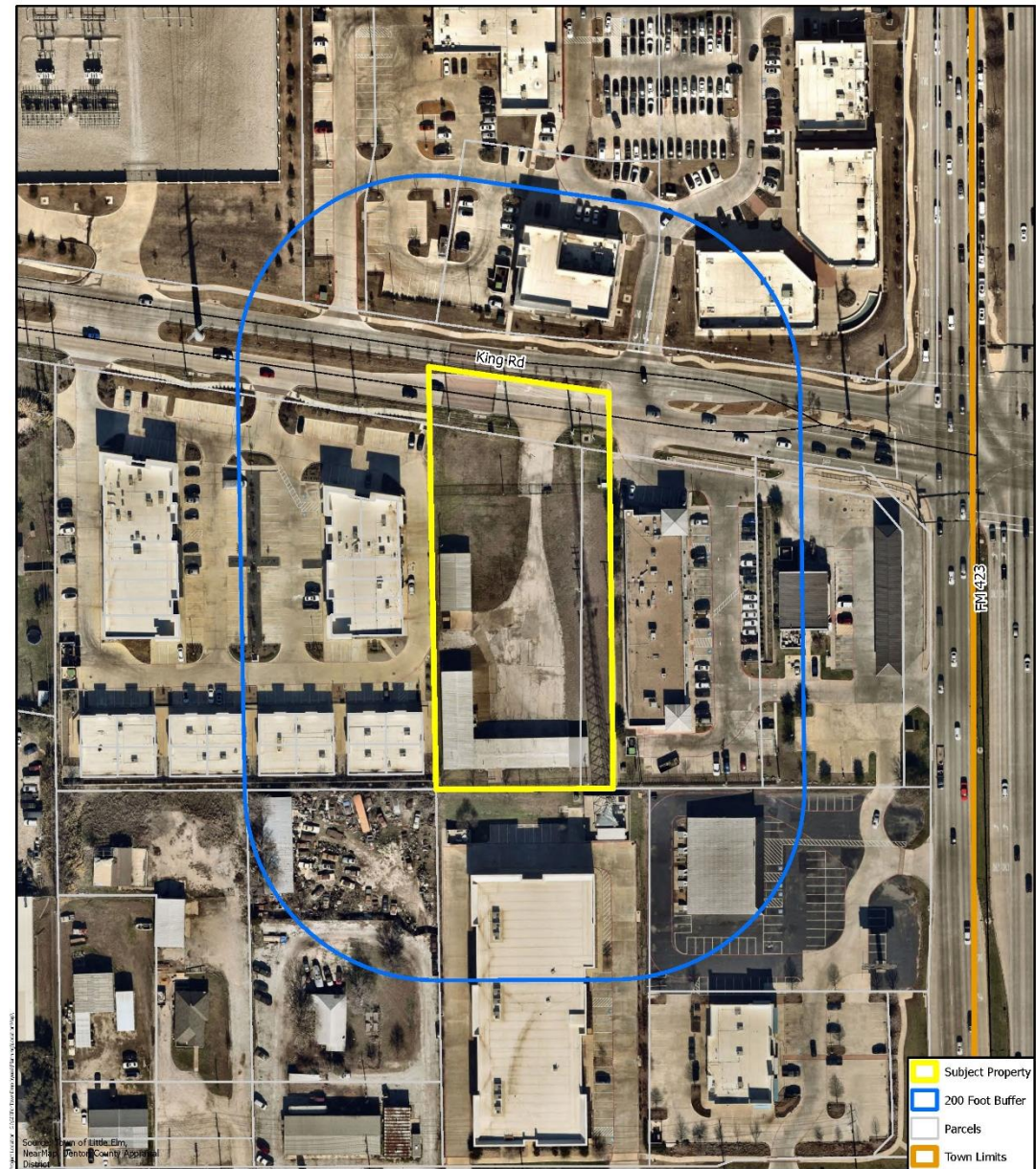
INTEGRITY | CUSTOMER SERVICE | EFFICIENCY | INNOVATION



LITTLE ELM

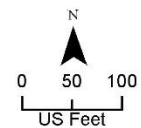
PUBLIC HEARING Bracha Addition (PD-24-000279)

Location



Bracha Retail Planned Development
(PD-24-000279)
Little Elm, TX, 75068

Town of Little Elm
Denton County, Tx
Date: 4/30/2024



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 two tracts, totaling approximately 1.6 acres

- annexed into the Town in 2002
- currently zoned Light Commercial

The property has two vacant structures, totaling 7,825 square feet

- originally constructed between 1987 and 1995
- Operated by Javelina Corporation, a government contractor for avionics equipment

The property was purchased in 2021 by Sayra Carpenter, one of the owners of Bracha Jewelry, with the intention of converting the building into their business headquarters.

The building and property, in their current state, are existing nonconforming; the property is also not currently platted.

- To obtain a Certificate of Occupancy, the site and buildings must be brought into compliance with Town Zoning and Subdivision Ordinances, as well as the most current Building and Fire Codes.
- Due to the existing conditions and constraints of the property, it is not feasible to fully bring the property into compliance without demolishing the existing structures.

Existing Site



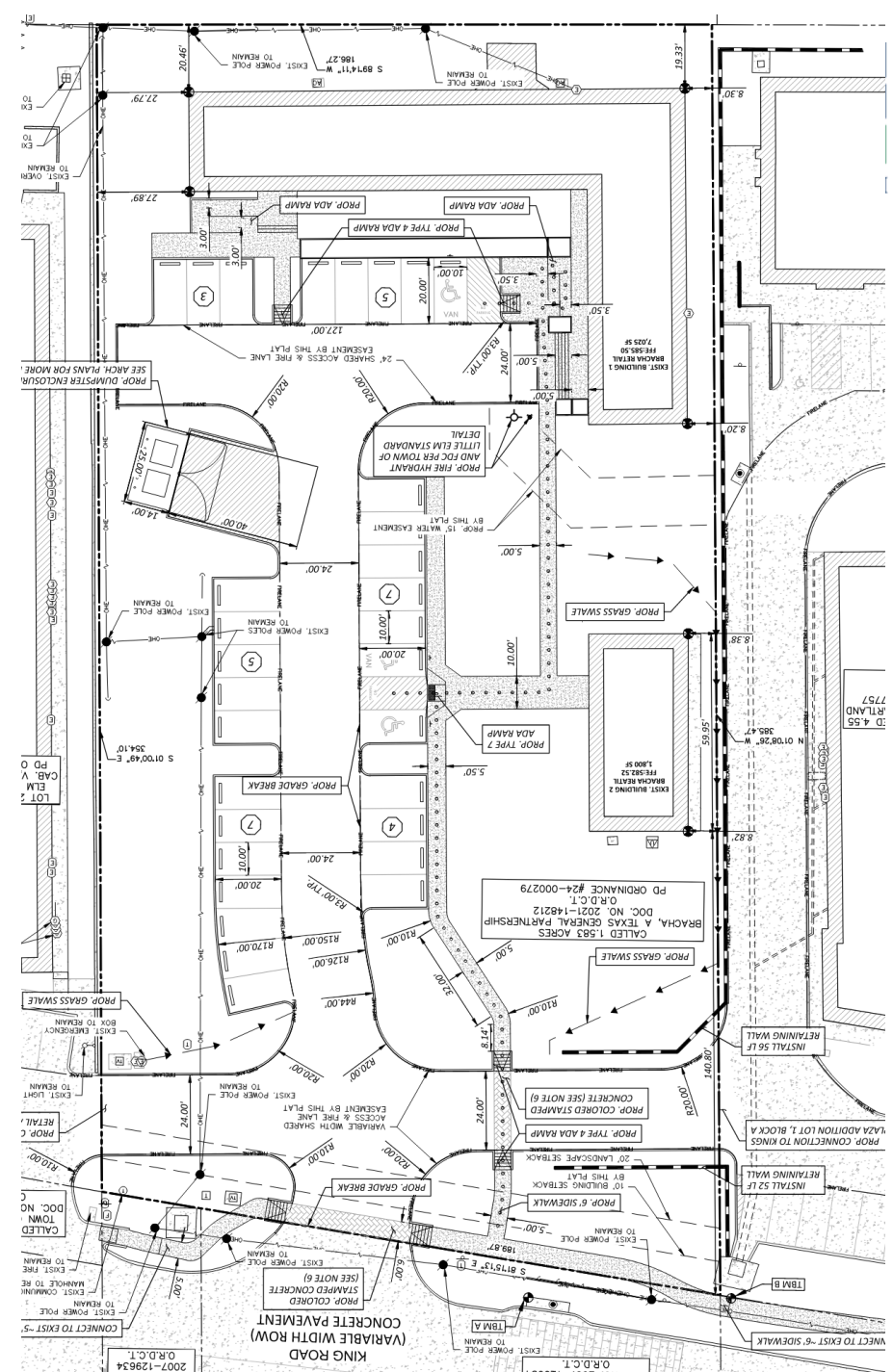
Proposal

Establish a new Planned Development District utilizing Light Commercial District as the base, with modified development standards in order to reasonably improve the existing site:

- pave the driveway and parking lot
- create parking lot landscape islands
- plant trees to meet ordinance
- renovate building interior
- upgrade building exterior
- create paved cross access

Requesting the following modifications:

- Architectural Design Standards
- Front yard setback
- Front landscape buffer
- Overhead utility line to remain



Uses

Proposing to use the rear building (Building 1) primarily as office headquarters, with a multimedia studio and retail component for the jewelry business; these uses are permitted-by-right in the Light Commercial district.

Proposing to utilize the front building (Building 2) for most of the same purposes, with the potential for future restaurant or retail; all allowed by right under Light Commercial.

- Applicant plans to begin Building 2 improvements no later than 24 months after issuance of CO for Building 1.

Zoning Standards

Proposal meets all Height, Area, and Setback requirements of the Town's Zoning Ordinance with the exception of the maximum front yard setback.

- LC District requires front yard setback not to exceed 100'
- Existing building closest to the road is approximately 135'

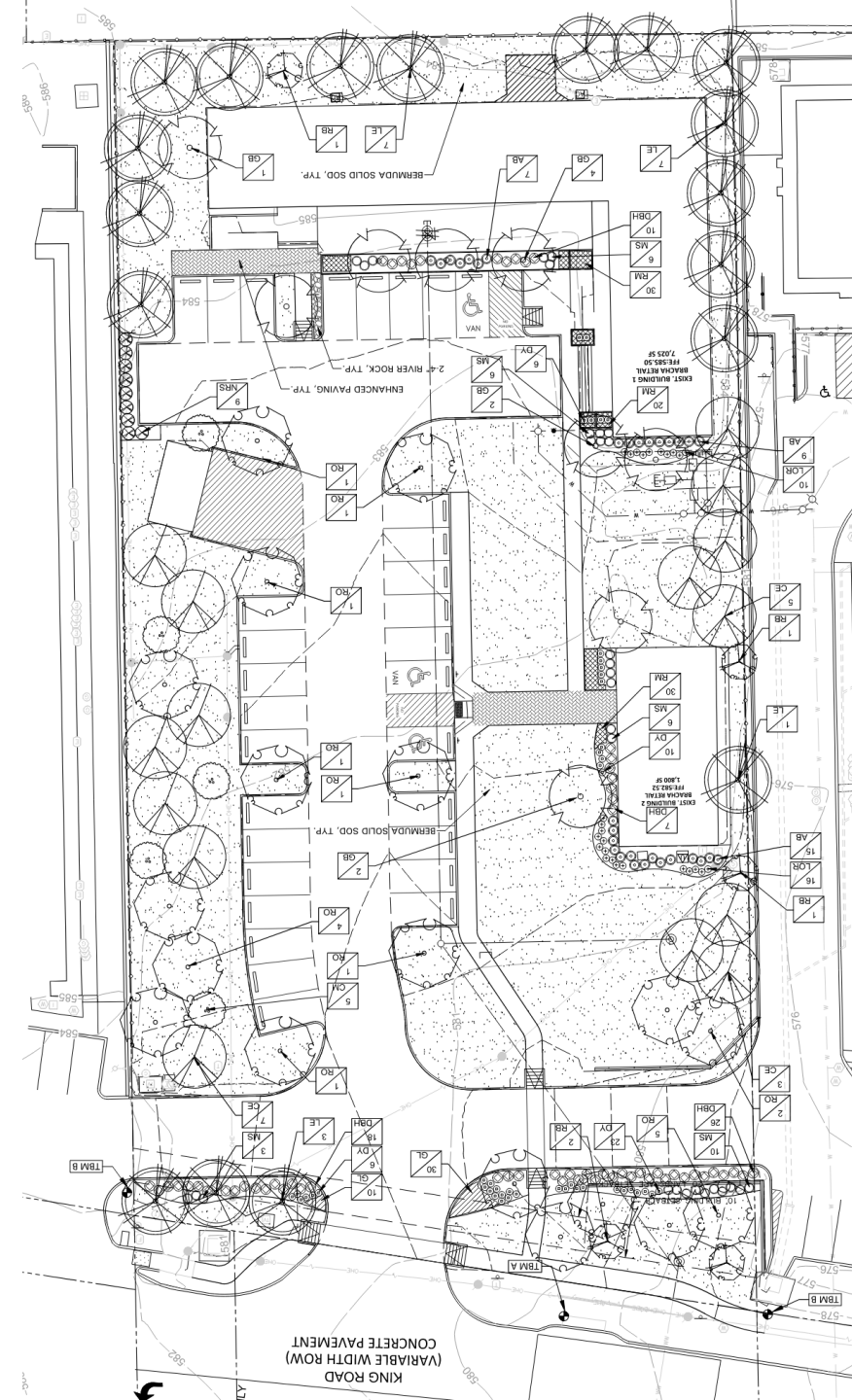
The requirement of a maximum front yard setback is intended to create an active storefront and create unified feel for the block district district.

Being an adaptive reuse development, with office as the primary use, and given the depth of the lot, Staff does not believe the extended setback detracts from the area or the intent of the ordinance.

Landscaping Plan

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

Due to layout of adjacent properties, it is impossible to create cross access and preserve the required 20' front landscape buffer.



Design Standards

Existing structures are constructed solely of metal, without windows.

Applicant consulted a structural engineer to assess the limits of how much masonry can be added based on the current foundation and structure.

- The engineer recommended that in order to have a full height masonry wall, a concrete brick ledge would need to be placed below the masonry veneer. This would be accomplished by the removal and replacement of 6" of flatwork around the perimeter of the building;
- this is a significant expense that the property owner is not able to undertake in addition to the paving and landscaping improvements for the rest of the site.

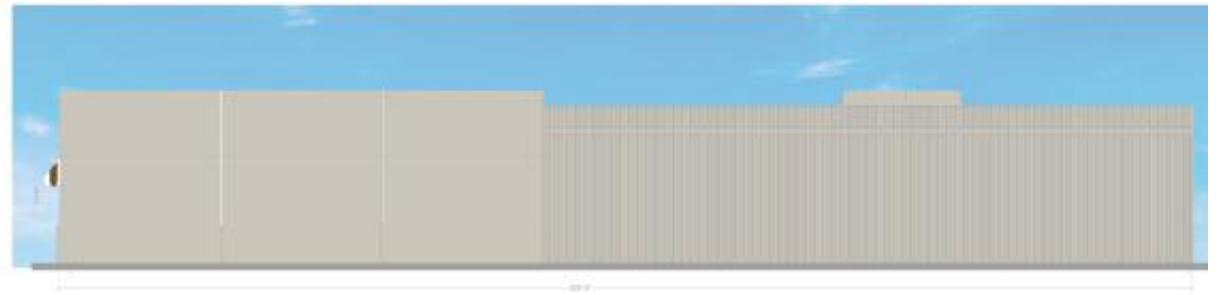
Applicant is proposing to enhance the exterior of the buildings by adding brick and stucco to portions of the building most visible from the right of way to create the perception of architectural features and articulations, and adding windows.



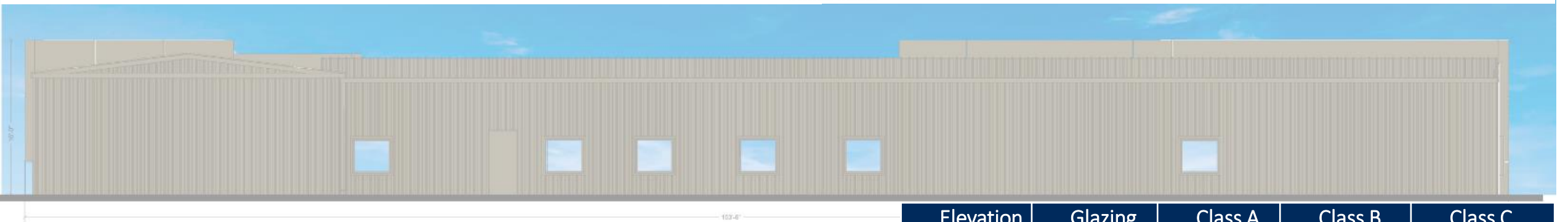
1 BUILDING 1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

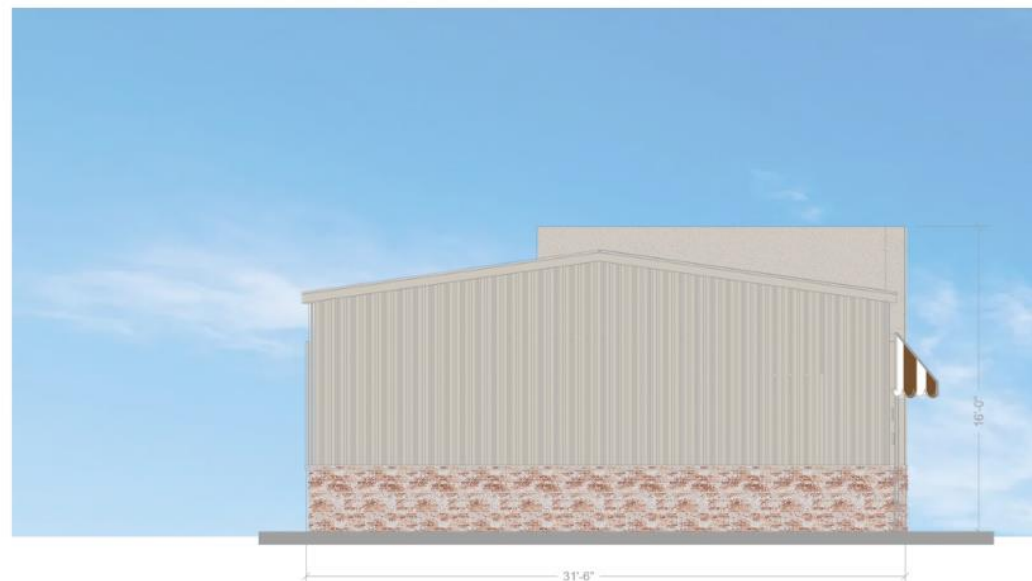


2 BUILDING 1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Elevation	Glazing	Class A	Class B	Class C
North	15%	23%	59%	8%
East	24%	24%	19%	33%
South	4%	0%	0%	96%
West	0%	0%	49%	51%



4 BUILDING 2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 2 SOUTH ELEVATION



1 BUILDING 2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 2
SCALE: 1/8" = 1'-0"

Elevation	Glazing	Class A	Class B	Class C
North	16%	33%	45%	6%
East	42%	39%	0%	19%
South	0%	27%		73%
West	0%	23%	17%	60%

Perspective Renderings



Fire, Engineering and Building

The Fire, Engineering, and Building department have 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.

Comprehensive Plan

The proposed development is in accordance with the Town's Comprehensive Plan and Future Land Use Plan. The Town envisions this property as a light commercial use, which aligns with the intent of the proposed development.

Commission Findings and Recommendation

On May 16, 2024, at their regular hearing, the Planning and Zoning Commission voiced concerns over allowing the existing buildings to remain and establish many of the existing-nonconforming standards as permitted within the PD.

The Planning and Zoning Commission felt that the proposal was not a sufficient compromise of site development standards, with their main concern being the lack of quality of the proposed façade enhancements, and inconsistency with the design and facades of the existing adjacent commercial properties.

On June 20, 2024, the Planning and Zoning Commission discussed the revisions to the proposed facades.

The Commission deliberated whether the proposed redevelopment of the site is truly the highest and best path forward for this property, with a couple of the Commissioners agreeing that while something needs to be done on this site, a better path would be to demolish and rebuild.

Planning and Zoning Commission recommended **approval (4-2)** of the request as presented.

Discussion