

# Town of Little Elm

**JANUARY 21, 2025**

**TOWN COUNCIL**

INTEGRITY | CUSTOMER SERVICE | EFFICIENCY | INNOVATION



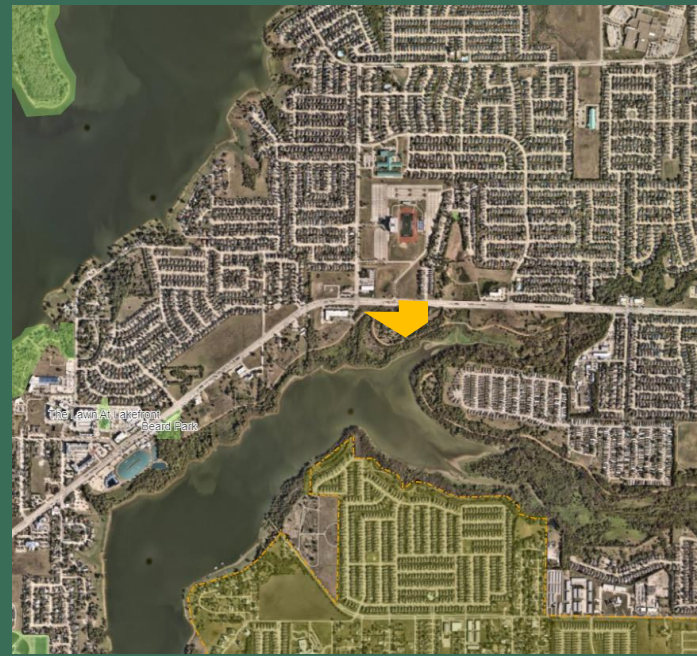
**LITTLE ELM**

# PUBLIC HEARING

## The Grove at Eldorado PD (PD-24-006221)

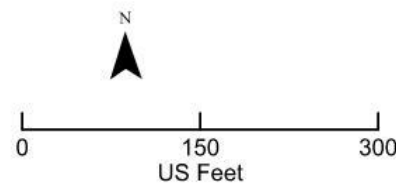
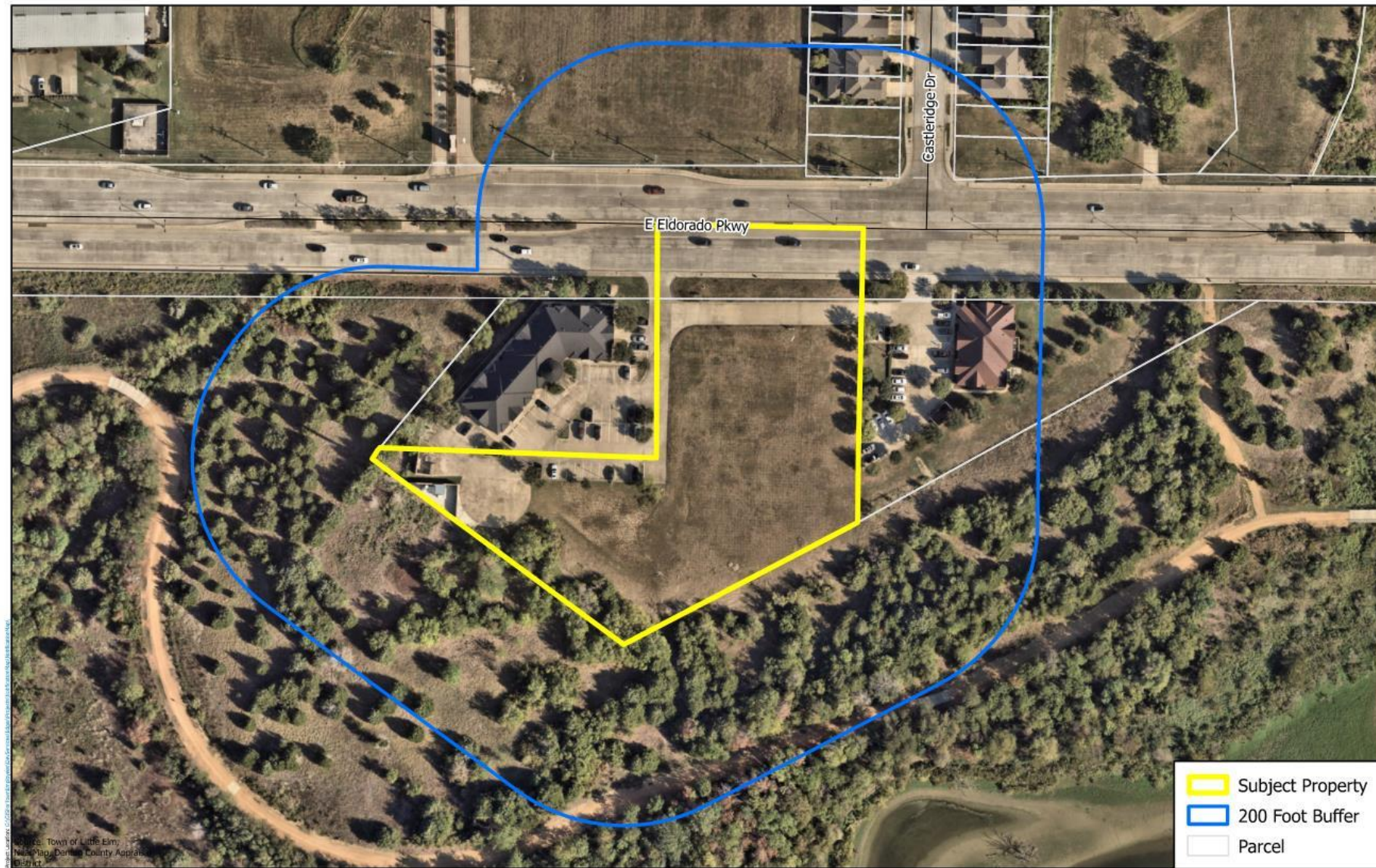


# Location



Located southwest of the intersection of East Eldorado Parkway and Castle Ridge Drive.

Subject property is 2.159-acre vacant, undeveloped land, zoned Light Commercial (LC).



The Grove at Eldorado  
PD-24-006221  
Little Elm, TX 75068

**Town of Little Elm**  
Denton County, Tx  
Date: 12/4/2024



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.



Proposed development includes:

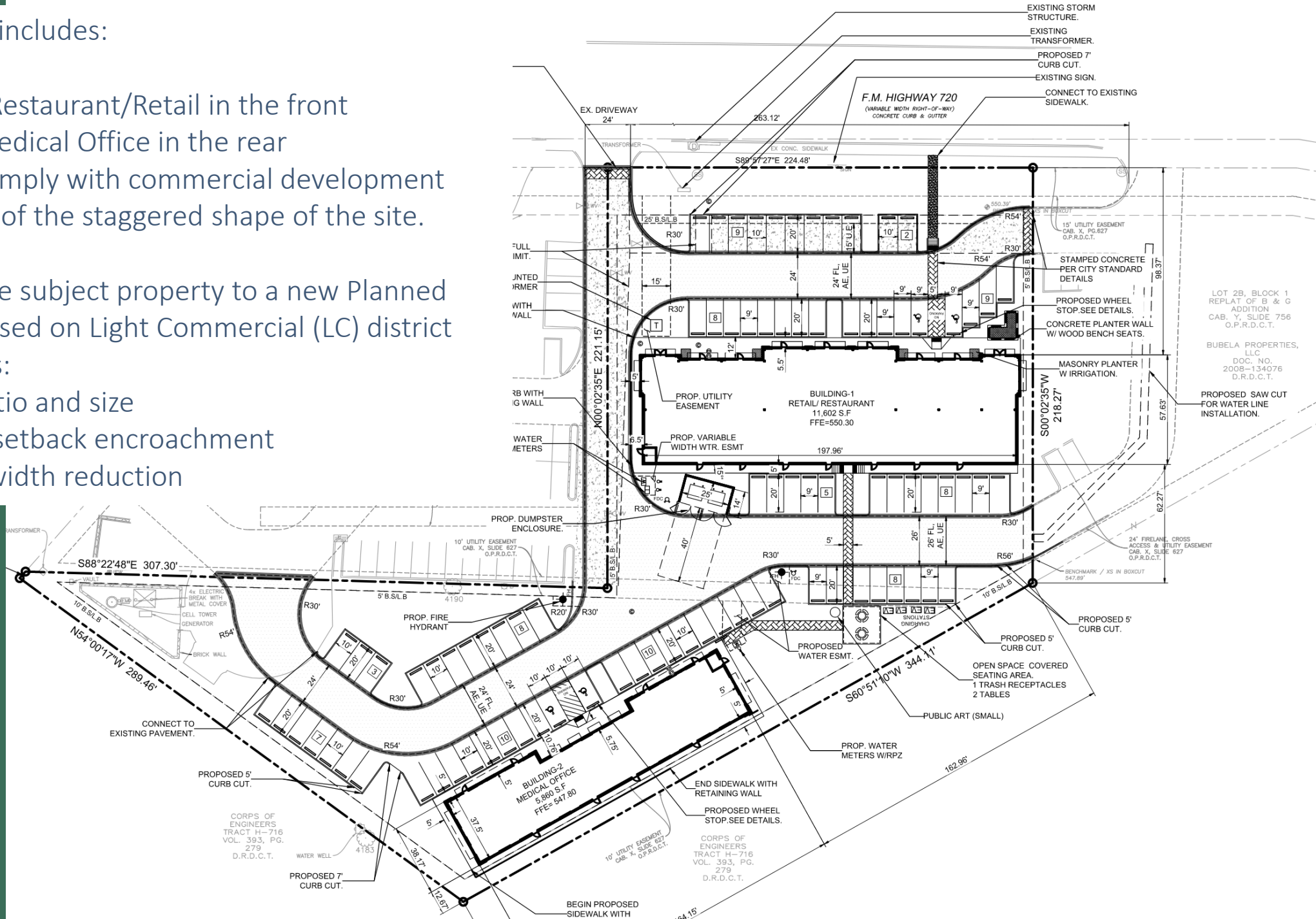
2 buildings

- 11,602 sq. ft. Restaurant/Retail in the front
- 5,860 sq. ft. Medical Office in the rear

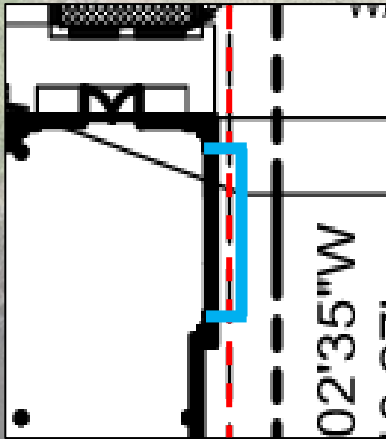
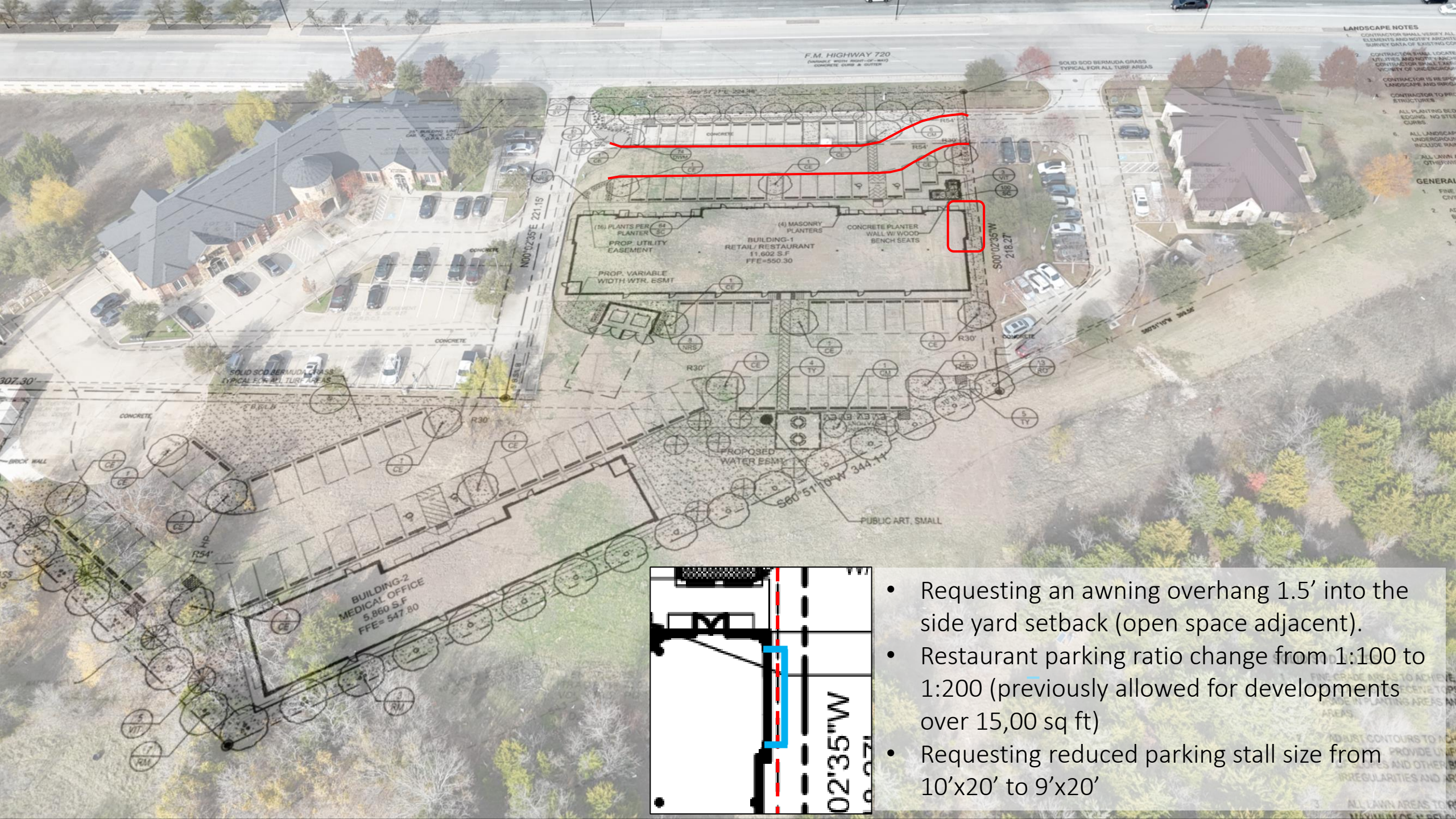
Not able to fully comply with commercial development standards because of the staggered shape of the site.

Requesting to rezone the subject property to a new Planned Development district based on Light Commercial (LC) district with modified standards:

1. Parking ratio and size
2. Side yard setback encroachment
3. Fire lane width reduction







- Requesting an awning overhang 1.5' into the side yard setback (open space adjacent).
- Restaurant parking ratio change from 1:100 to 1:200 (previously allowed for developments over 15,00 sq ft)
- Requesting reduced parking stall size from 10'x20' to 9'x20'

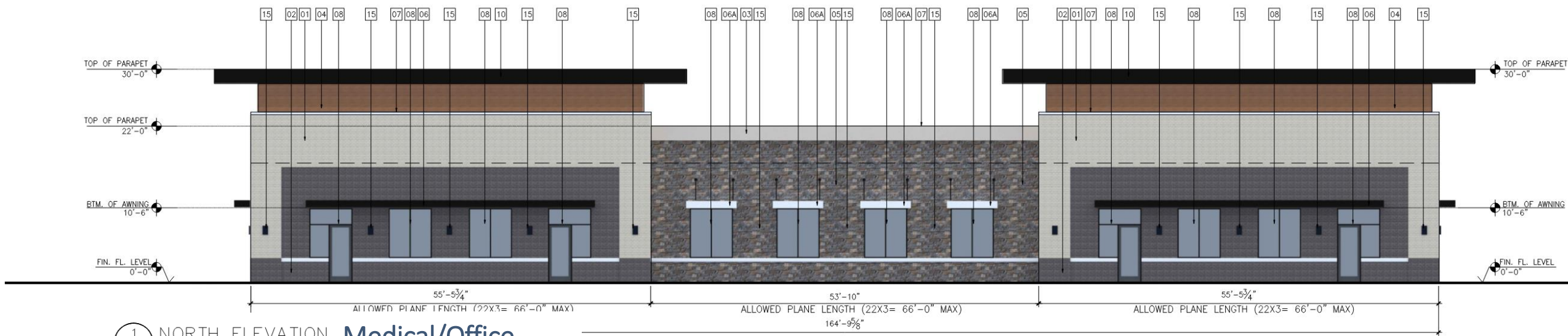


# Design Standards

Development meets all standards for architectural design.



1 NORTH ELEVATION Restaurant/Retail  
FP-1 SCALE: 1/8"=1'-0"



1 NORTH ELEVATION Medical/Office  
FP-1 SCALE: 1/8"=1'-0"

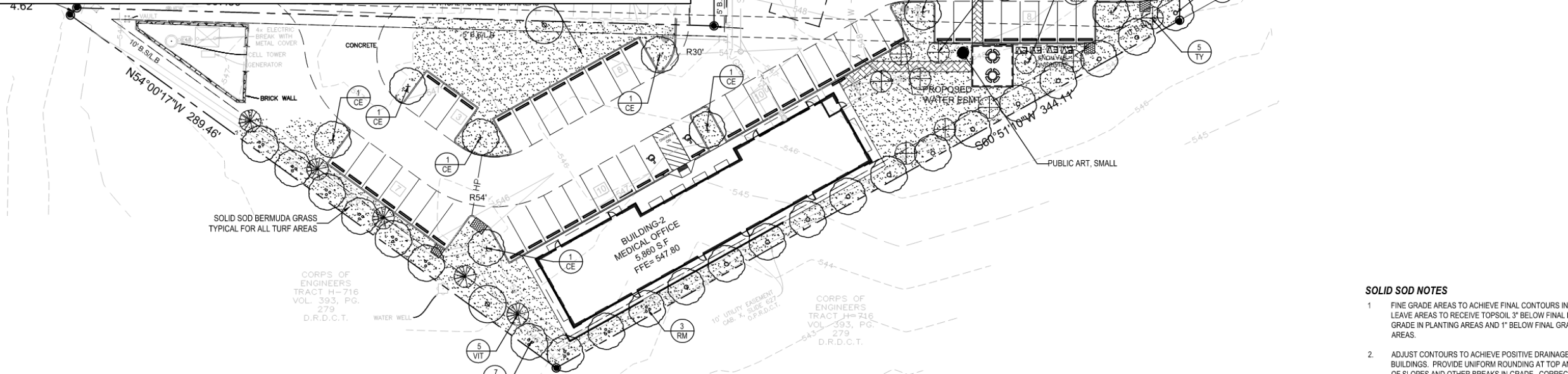
# Landscape and Screening

Development meets all standards for landscaping and screening.

## PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CP	10	Chinese Pistache	<i>Pistachia chinesensis</i>	4" cal.	container, 12" ht., 5' spread, 6' clear straight trunk
RM	10	Trident Red Maple	<i>Acer rubrum 'Trident'</i>	4" cal.	B&B, 12' ht., 4' spread, 5' clear straight trunk
RO	13	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
CE	16	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	7	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 10' ht., 5' spread, 3 trunks
VIT	8	Vitex	<i>Vitex angus-castus</i>	3" cal.	container grown, 10' ht., 4' spread, 3 trunks
TY	9	Yaupon Holly- Tree form	<i>Ilex vomitoria</i>	3" cal.	B&B, container grown, 10' ht.
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	74	Dwarf Wax Myrtle	<i>Myrica Pusilla</i>	7 gal.	container, 36" ht, 24" spread
NRS	18	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens</i>	7 gal.	container, 36" ht., 24" spread
SY	23	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	164	Seasonal Color	<i>Liriope muscari</i>	4" pots	selection by owner, 10" o.c.
LIR	180	Liriope	<i>Cynodon dactylon '419'</i>	4" pots	container full, well rooted
		'419' Bermudagrass			solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



## SOLID SOD NOTES

- 1 FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS IN LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE AREAS.
- 2 ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AN

## **Additional Considerations**

The engineering, fire, and building departments have all reviewed the proposal and given approval for zoning purposes. The applicants will still need obtain the proper permits before they can start development.

The Future Land Use Plan for the area calls out Commercial/Retail, which will remain as the proposed use.



# Recommendation

The applicant has made significant effort toward meeting the Town's vision for the area through the proposed site layout and overall willingness to provide a quality development that almost fully meets the Town's standards.

The property's shape and size pose challenges to a financially feasible development, the requested modified standards allow both lots to be able to develop and operate on their own.

Planning and Zoning Commission recommends approval (7-0).