

# 2008 Comprehensive Plan Annual Review

(Adopted September 2008 – Reviewed September 2009)

*Little Elm, Texas*



# *A Guide for Daily Decision-Making*

---

Implementation is probably one of the most important, yet most difficult, aspects of the comprehensive planning process. Without viable, realistic mechanisms for implementation, the recommendations contained within the Comprehensive Plan will be difficult to realize. The Town of Little Elm has committed to work toward implementation of recommendations on an incremental, annual basis. The Little Elm Comprehensive Plan was adopted in September 2008. This is the first annual report on the status of its strategies.

Implementation is essential to carrying out the vision for planning. That process of taking action, reporting on results, and updating the priorities is necessary to respond to change and to keep the Plan current, while continuing to implement the Plan's overall policies. The *2008 Plan* was designed so that implementation could begin immediately after the plan was approved. The Plan was structured to provide routine direction for decision-makers and stakeholders to ensure a proactive approach to planning and implementation. It is clear from this status report that the Town leaders have relied heavily on the *2008 Comprehensive Plan* in their decisions regarding infrastructure improvements, zoning ordinance amendments, CIP projects and Bond programs.

This *Implementation Status Report* is structured into a coordinated action program so that Town leaders, staff, and other decision-makers can easily identify the steps that are necessary to achieve the vision for Little Elm described within the *2008 Plan*. Specifically, it provides an overall listing of prioritized implementation actions, for the short- and long-term. These priorities are correlated to the *2008 Comprehensive Plan* chapter in which they are discussed and the appropriate goal and/or objective to which they relate.

## *A Flexible Guide*

### *Plan Amendments*

The *2008 Comprehensive Plan* is intended to be a dynamic planning document for Little Elm — one that responds to changing needs and conditions. The full benefits of the Plan can only be realized by maintaining it as a vital, up-to-date document. As changes occur and new issues within the Town become apparent, the Plan should be revised. By such action, the Plan will remain current and effective in meeting the Town's decision-making needs.

Plan amendments should be made after thorough analysis of immediate needs, as well as consideration for the long-term effects of proposed amendments. The Town Council and other Town officials should consider each proposed amendment carefully to determine whether or not it is consistent with the Plan's intent and whether it will be beneficial for the long-term health and vitality of the Town.

### *Annual Reviews*

Annual reviews of the *2008 Comprehensive Plan* will be undertaken with respect to current conditions and trends. The Comprehensive Plan Advisory Committee (CPAC), which is comprised of Council members, Planning & Zoning Commission members, citizens, and stakeholders, has been invaluable to this comprehensive planning process. The CPAC members' knowledge of this *2008 Comprehensive Plan* as well as what is occurring in Little Elm in terms of development, re-zonings, capital improvements would provide great insight during periodic reviews of this Comprehensive Plan. The Planning and Zoning Commission will review this *2008 Comprehensive Plan* annually (with input from the other CPAC members, if members are still available for service) and will make recommendations on prioritized changes to this document.

A report on the findings of the Planning and Zoning Commission will then be prepared by Town staff and presented to the Town Council. Those items that appear to need specific attention will be examined in more detail, and changes and/or additions will be made accordingly. These periodic reevaluations will ensure the Plan will remain functional, and will continue to give civic leaders effective guidance in decision-making. Periodic reviews of the Plan will include consideration of the following:

- The Town's progress in implementing the Plan;
- Changes in conditions that form the basis of the Plan;
- Adjustments related to capital expenditures;
- Changes to the Town's regulations or programs;
- Adjustments of Comprehensive Plan priorities; and
- Changes in State laws.

### *Five-Year Review & Update*

In addition to periodic annual review, the *Comprehensive Plan 2008* will undergo a thorough review and update every five years. The review and update process will begin with the establishment of a committee similar to the Comprehensive Plan Advisory Committee that was appointed to assist in the preparation of this Plan. Specific input on major changes will be sought from various groups, including property owners, neighborhood groups, civic leaders, developers, business owners, and other citizens and individuals who express an interest in the long-term growth and development of the Town.

## *SPECIFIC IMPLEMENTATION STRATEGIES*

Few cities have the ability to implement every recommendation or policy within their comprehensive planning document immediately following adoption—Little Elm is no exception. These priorities must be balanced with timing, funding, and Town staff resources. While all Plan recommendations share some level of importance because they warranted discussion within the Plan, they cannot all be targeted for implementation within a short time period; some must be carried out over a longer period of time. Other than the delineation of these priorities into immediate, long-term, and on-going, they are in no order of priority. The Implementation Plan is divided into the following three tables:

- **Table 7-1** - lists the top priorities that should be targeted for implementation within the first year following the adoption of this Comprehensive Plan (10-2008 to 10-2009).
- **Table 7-2** - lists recommendations that should be implemented in the first five years following the adoption of this Plan (10-2009 to 10-2013).
- **Table 7-3** - outlines Plan priorities that will not be able to be achieved with a one-time action; these will need to be on-going actions that the Town implements continually.

**Table 7-1**  
**Top Priorities – First Year Following Plan Adoption - 10-08 to 10-09**

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Lead Department	Implementation Mechanism	Status
I.1	<b>Town Center:</b> Establish a form-based Town Center zoning district and incorporate quality design standards as outlined within this <i>Comprehensive Plan 2008</i> and the Town Center planning document developed by Townscape, Inc.	Chapter 3 (Livability)	L.2 L.4	LP.2 LP.2.1	Planning Department	Zoning Ordinance	<b>IN PROCESS</b> – Expected completion November 2009
		Chapter 4 (Future Land Use)	F.10	FP.6 FP.6.1 FP.6.2 FP.6.3			
		Chapter 5 (Trans.)	T.15	TP.6 TP.6.1 TP.6.2			
I.2	<b>Library:</b> Investigate the need for a new library located within or near the Town Center.	Chapter 3 (Livability)	L.5	LP.6 LP.6.6	Library Department, Town Administration	Town Project	<b>COMPLETE</b> – Future expansion planned for Library at Town Hall in 2012 – 2009 Bond Program approved
		Chapter 6 (Growth)	G.18	GP.1 GP.1.7			

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Lead Department	Implementation Mechanism	Status
I.3	<b>Community Center and Recreation Center:</b> Investigate developing a community center and recreation center within or near the Town Center.	Chapter 3 (Livability)	L.2 L.4	LP.2.3	Town Administration	Town Project	<b>COMPLETE</b> – Location acquired – 2009 Bond Program approved – Design underway
I.4	<b>Streetscape Program:</b> Develop and implement a Streetscape Program for the aesthetic improvement of various roadways using landscaping and other visual improvements. Additionally, investigate program-funding options such as a fee cost per linear foot for development.	Chapter 5 (Trans.)	T.13	TP.2 TP.2.1 TP.2.2 TP.2.3 TP.2.4	Public Works Department	Town Project	<b>IN PROCESS</b> – Streetscape Concept Plan completed – Funding approved through 2009 Bond Program and 2008 County Bond Program (50/50 match– Construction plans underway

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Lead Department	Implementation Mechanism	Status
I.5	<b>Traffic Safety:</b> Develop a traffic safety education program for school-aged children and the general public.	Chapter 5 (Trans.)	T.17	TP.8 TP.8.3 TP.8.4	Police Department	Town Project	<b>NO ACTION -</b>
I.6	<b>Resident Survey:</b> Develop a survey to solicit input from residents regarding public safety concerns, such as a mailer or internet survey.	Chapter 6 (Growth)	G.21	GP.6 GP.6.3	Police Department, Fire Department	Town Project	<b>COMPLETE</b> – Survey questions were established and put on the Town's website and survey monkey. Survey process is now an on going program.
I.7	<b>Public Safety Needs:</b> Develop a listing of capital items and additional elements (e.g., training, etc.) with costs to help the Town plan for public safety needs.	Chapter 6 (Growth)	G.21	GP.8 GP.8.1 GP.8.2 GP.8.3 GP.8.4	Fire Department, Police Department	Town Project, Capital Improvement Program	<b>COMPLETE</b> - Capital Improvement Plan completed in 2008. 2009 Bond Program approved \$10 million funding

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Lead Department	Implementation Mechanism	Status
I.8	<b>Town Communication Strategy:</b> Develop a Town Communication Strategy that creates and improves communication between the citizens and Town, allows citizens provide input concerning their needs, and incorporates the concepts within Chapter 6.	Chapter 4 (Future Land Use)	F.10	FP.6 FP.6.4	Town Hall	Town Project	<b>IN PROCESS</b> – Web Page improved, Facebook page developed, Twitter page developed, Location of permanent information signs part of streetscape plan. My Gov interactive web site used by Planning, Code Enforcement, Building Inspections, and Public Works.
		Chapter 6 (Growth)	G.22	GP.9 GP.9.1 GP.9.2 GP.9.3 GP.9.4 GP.10 GP.10.1 GP.10.2 GP.10.3 GP.10.4			
I.9	<b>Development Standards:</b> Amend the Town's non-residential zoning districts to integrate Comprehensive Plan recommendations to increase development, architectural, and environmental standards – such as LEED elements, sidewalk and bike trail connections to surrounding neighborhoods, less visible parking, separation of parking areas, minimized spacing between buildings (to encourage walking), and adjacent accessible land uses that promote a built-in market.	Chapter 4 (Future Land Use)	F.8 F.12	FP.1 FP.1.2	Planning Department	SRR, Sign Code, Building Code, Zoning Ordinance	<b>IN PROCESS</b> - Recommendation Report approved by Council 7-21. Ordinance revisions currently being undertaken.
		Chapter 3 (Livability)	L.2 L.4	LP.2 LP.2.4 LP.2.5 LP.2.6 LP.2.7 LP.2.8 LP.2.9			

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Lead Department	Implementation Mechanism	Status
		Chapter 5 (Trans.)	T.14 T.15	TP.4 TP.4.2 TP.6 TP.6.3			
I.10	<p><b>Hike &amp; Bike:</b> Develop standards and methods to construct hike &amp; bike trails and bike lanes into existing and future developments. Begin linking parks, open spaces, neighborhoods, non-residential developments, and other community attractions throughout the Town with a series of interconnected hike &amp; bike trails and bike routes, as identified on the <i>Recreational Transit Plan Map</i>.</p>	Chapter 3 (Livability)	L.4 L.5	LP.7 LP.7.1 LP.7.2 LP.7.3 LP.7.4	Parks Department, Public Works Department	Town Project, Capital Improvement Program	<p><b>IN PROCESS</b> - TXDOT has incorporated pedestrian sidewalks in the widening project of Eldorado Parkway 2010-2012 timeframe. Also EDC has funded a pedestrian tunnel under Eldorado. Sidewalk and hiking trails have been incorporated into all 09 Bond funded road projects</p>
Chapter 4 (Future Land Use)	F.8	FP.4 F.4.1					
Chapter 5 (Trans.)	T.13	TP.3 TP.3.1 TP.3.2 TP.3.3					

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Lead Department	Implementation Mechanism	Status
I.11	<b>Eldorado Overlay District:</b> Develop a common standard to ensure quality signs, unique development, street/parking lot lighting, and other street elements that promote a unifying or common theme along Eldorado Parkway.	Chapter 4 (Future Land Use)	F.8	FP.2 FP.2.1 FP.2.2	Public Works Department, Planning Department	Town Project, Zoning Ordinance	<b>IN PROCESS</b> - Recommendation Report approved by Council 7-21. Ordinance revisions currently being undertaken.
I.12	<b>Interconnectivity:</b> Require streets, sidewalks, hike & bike paths, and bike lanes within developments to be interconnected to other streets, sidewalks, hike & bike paths, and bike lanes.	Chapter 5 (Trans.)	T.15	TP.6 TP.6.2	Planning Department	Subdivision Ordinance	<b>IN PROCESS</b> – Subdivision Rules Rewrite was started in September completion anticipated in Spring 2010. Lobo Lane reconstruction includes 8' wide trail connecting Cottonwood Park and Little Elm Park.
		Chapter 6 (Growth)	G.19	GP.3 GP.3.1			

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Lead Department	Implementation Mechanism	Status
I.13	<b><u>Parks and Open Space Requirements:</u></b> Ensure that within new residential developments, parks and open space are provided, such as trails or bike lanes and routes.	Chapter 3 (Livability)	L.5	LP.6 LP.6.1 LP.6.2	Planning Department	Subdivision Ordinance, Town Policy	<b>IN PROCESS</b> – Subdivision Rules Rewrite was started in September completion anticipated in Spring 2010
I.14	<b><u>Access Management Standards:</u></b> Develop access management standards for TXDOT roadways to determine median openings and driveway spacing.	Chapter 5 (Trans.)	T.13	TP.1 TP.1.1 TP.1.2	Public Works Department	Town Policy	<b>NO ACTION</b> – Recommend removal due to the fact that TXDOT already has their controls in place. Town can not modify.
I.15	<b><u>ETJ &amp; Annexations:</u></b> Work collaboratively with the Town of Lakewood Village to amend ETJ boundaries for Little Elm annexations.	Chapter 5 (Trans.)	T.16	TP.7 TP.7.1 TP.7.2	Town Administration	Town Policy	<b>ON GOING</b> - Discussion ongoing with Lakewood Village, no commitment on their part.

**Table 7-2  
Short-Term Priorities – Two to Five Years Following Plan Adoption 10-2009 to 10-2013**

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.16	<u><b>Live-Work Units:</b></u> Allow live-work units within the Town Center and Planned Development (PD) zoning districts.	Chapter 3 (Livability)	L.1 L.2 L.3 L.4	LP.3 LP.3.1	Zoning Ordinance	Planning Department	<b>IN PROCESS</b> – Live work units to be allowed through future ordinance revisions following recommendations of Commercial Standards Report and the Town Center Report.
I.17	<u><b>Livability Standards:</b></u> Amend the site design and building material standards to ensure the concepts within Chapter 3 become part of the Town's built environment.	Chapter 3 (Livability)	L.1 L.2 L.3 L.4	LP.4 LP.4.1 LP.4.2 LP.4.3 LP.4.4 LP.4.5 LP.4.6 LP.4.7 LP.4.8 LP.4.9 LP.4.10	Zoning Ordinance	Planning Department	<b>IN PROCESS</b> - Recommendation Report approved by Council 7-21. Ordinance revisions currently being undertaken.
I.18	<u><b>Livability Checklist:</b></u> Develop a livability checklist to use in evaluating rezoning cases.	Chapter 4 (Future Land Use)	F.8	FP.3 FP.3.1	Town Policy	Planning Department	<b>NO ACTION</b> –I

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.19	<b>Hike &amp; Bike:</b> Require non-residential development to have at least one connection (pedestrian, hike and bike trails, and bike lanes) to the surrounding residential land use.	Chapter 4 (Future Land Use)	F.8	FP.4 FP.4.2	SRR, Zoning Ordinance	Planning Department	<b>IN PROCESS</b> – Subdivision Rules Rewrite was started in September completion anticipated in Spring 2010
I.20	<b>Open Space:</b> Add criteria that requires open space be dispersed throughout new neighborhoods.	Chapter 3 (Livability)	L.5	LP.6 LP.6.3 LP.6.4 LP.6.5	SRR, Zoning Ordinance	Planning Department	<b>IN PROCESS</b> – Subdivision Rules Rewrite was started in September completion anticipated in Spring 2010
I.21	<b>Water Conservation:</b> Investigate and implement water conservation measures, such as drought-tolerant landscaping.	Chapter 6 (Growth)	G.20	GP.5 GP.5.1 GP.5.4	Town Policy	Public Works Department	<b>PARTIALLY COMPLETE</b> - Water Conservation Plan and Drought Contingency Plan in place. We provide incentives in the Landscape Ordinance to use drought tolerant landscaping but we as yet do not require it.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.22	<b>Housing Mixture:</b> Amend the Town's single-family residential zoning districts to provide either gross density (units per acre) standards or a housing tree concept as an alternative to the minimum lot sizes. (The purpose is to achieve a mixture of unit types and lot sizes within neighborhoods.)	Chapter 3 (Livability)	L.1 L.2	LP.1 LP.1.1 LP.1.3	SRR, Zoning Ordinance	Planning Department	<b>NO ACTION</b> - This strategy should be removed as almost all the Town's land has been platted and it is too late to try to affect change in this regard.
I.23	<b>Town Center Transportation:</b> After the Town Center is constructed, investigate alternative modes of transportation, such as a trolley, in promoting the Town Center.	Chapter 3 (Livability)	L.2 L.4	LP.2.2	Town Project	Public Works, Planning Department	<b>IN PROCESS</b> – EDC has begun talks with DCTA about a bus between Town Center and their A train.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.24	<b>Street Design:</b> Amend zoning districts and other regulations to integrate livable commercial and residential street designs such as shade trees, traffic circles, and generous sidewalks.	Chapter 3 (Livability)	L.2 L.4 L.7	LP.5 LP.5.1 LP.5.2 LP.5.3 LP.5.4 LP.5.6	Zoning Ordinance, Subdivision Ordinance, Landscaping Ordinance	Planning Department	<b>IN PROCESS</b> – Parts done through commercial standards report and pending ordinance revisions
I.25	<b>CSD Concepts:</b> Design streets in such a way that context sensitive design (CSD) concepts are utilized.	Chapter 3 (Livability)	L.2 L.4 L.7	LP.5 LP.5.5	Subdivision Ordinance, Town Project	Public Works Department	<b>IN PROCESS</b> – All Capital Projects are being designed with Context Sensitive Design Concepts included within the scope. Lakeshore Drive was one of the first to accent the roadway and alignment. The recently approved Commercial Design Standards incorporated several CSD Concepts.
		Chapter 5 (Trans.)	T.15	TP.5 TP.5.1 TP.5.2 TP.5.3			

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.26	<b><u>Pedestrian Street Environment</u></b> : Amend the Subdivision Ordinance to provide an option to create a more enjoyable pedestrian street environment within neighborhoods. This can be achieved by encouraging larger lots and alternative street designs to replace screening walls in residential areas that are not adjacent to a major transportation corridor.	Chapter 3 (Livability)	L.2 L.4 L.7	LP.5 LP.5.7	Subdivision Ordinance	Planning Department	<b>IN PROCESS</b> – Subdivision Rules Rewrite was started in September completion anticipated in Spring 2010
I.27	<b><u>Anti-Monotony Standards</u></b> : Incorporate anti-monotony standards for single-family homes into the Zoning Ordinance.	Chapter 4 (Future Land Use)	F.8	FP.2 FP.2.3	Zoning Ordinance	Planning Department	<b>IN PROCESS</b> – Reached agreement with 2 developers to incorporate anti-monotony standards into their developments of Valencia and Frisco Hills. In addition a Residential Standards revision is EXPECTED in 2010
I.28	<b><u>Water Taxi</u></b> : Investigate the feasibility of a water taxi to connect key points around the lake, such as the Town Center.	Chapter 5 (Trans.)	T.13	TP.3 TP.3.8	Town Policy, Town Project	EDC	<b>IN PROCESS</b> - Entered discussions with JT Rentals, no progress. First step is to build courtesy boat docks possibly in 2010 budget

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.29	<u>Sidewalks / Crosswalks</u> : Program CIP funds for retrofitting existing developments with sidewalks and crosswalks.	Chapter 5 (Trans.)	T.14 T.15 T.17	TP.4 TP.4.2 TP.6 TP.6.4 TP.8 TP.8.2	Capital Improvements Program	Public Works Department	<b>COMPLETE</b> – will be incorporated into all projects
I.30	<u>Traffic/Safety Studies</u> : Investigate if any traffic studies or other safety studies should be conducted. Furthermore, use the Town's geographic information system (GIS) to track accidents to identify street intersections with potential safety issues.	Chapter 5 (Trans.)	T.17	TP.8 TP.8.1	Town Project	Police, Public Works Department	<b>ON GOING</b> - Staff completed a traffic study related to all 2008 reported accidents. Traffic studies to warrant speed limits/stop signs and traffic signals are an on going operation. GIS integration with Police "Crimes" data not yet started. Possible 2010.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.31	<b>Infrastructure Development:</b> Monitor the infrastructure development of the subdivisions that could be annexed to estimate the possible cost of maintaining that infrastructure, if the Town decides to annex these subdivisions in the future.	Chapter 6 (Growth)	G.20	GP.4 GP.4.3	Town Project	Public Works Department	<b>NO ACTION –</b>
I.32	<b>Library:</b> Follow through with the next steps of action I.2, the development of a new Library located within the Town Center area	Chapter 3 (Livability)	L.5	LP.6 LP.6.6	Town Project	Library Department, Town Administration	<b>IN PROGRESS –</b> Completed selection of design architect with the goal to enter contract by mid 2010
		Chapter 6 (Growth)	G.18	GP.1 GP.1.7			
I.33	<b>Community Center and Recreation Center:</b> Follow through with the next steps of action I.3, the development of a community and recreation center within the Town Center area.	Chapter 3 (Livability)	L.2 L.4	LP.2.3	Town Project	Town Administration	<b>IN PROCESS –</b> Design underway, property acquired –

**Table 7-3  
On-Going Priorities – Consistently Implemented Following Plan Adoption**

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.34	<b>Housing Inventory:</b> Using either single-family building permits or other similar method, develop a housing inventory database recording the type of housing unit, lot size, and square footage of the housing unit.	Chapter 3 (Livability)	L.1 L.2	LP.1.2	Department Documentation, Building Permits, or other similar method	Planning Department	<b>NO ACTION</b> – Expected to be a GIS/Planning project in 2010
I.35	<b>Little Elm EDC:</b> Working with the Little Elm Economic Development Corporation, review the uses and standards for non-residential zoning districts to ensure regulations are encouraging targeted development.	Chapter 3 (Livability)	L.2 L.3 L.4	LP.3 LP.3.2	Zoning Ordinance	Planning Department	<b>IN PROCESS</b> – EDC participated in the development of the proposed commercial design standards.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.36	<b>Park Coordination:</b> Meet semi-annually with the Little Elm Independent School District to coordinate park, recreation, and open space opportunities.	Chapter 3 (Livability)	L.2 L.5	LP.6 LP.6.7	Town Policy	Parks & Recreation Department	<b>ON GOING</b> – meetings have occurred in 2009
I.37	<b>Development Coordination:</b> Meet regularly with a committee of School Board, School Administration, EDC, and Town Staff to coordinate and capitalize on development projects.	Chapter 3 (Livability)	L.2 L.5	LP.6 LP.6.7	Town Policy	Town Administration	<b>IN PROCESS</b> – Committee formed meeting held January 2009. Active project coordination – Lakeshore realignment.
I.38	<b>Lake Floodplain:</b> Preserve and utilize the floodplain surrounding Lewisville Lake as natural open space areas through cooperation with the Army Corp of Engineers and public purchase or dedication of land for public access, parks, and trails.	Chapter 3 (Livability)	L.2 L.3 L.4 L.5 L.6	LP.8 LP.8.1	Lewisville Lake Public Space Management Plan	Parks, Planning Department	<b>IN PROCESS</b> - Latest digital flood plain maps from FEMA under review

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
		Chapter 4 (Future Land Use)	F.9	FP.5 FP.5.1 FP.5.2 FP.5.3			
I.39	<b>Balancing Land Uses:</b> Maintain a Future Land Use Plan and Map that balances the need for residential and non-residential land uses. Furthermore, investigate the need for conducting a fiscal impact analysis to help determine the appropriate balance for the community.	Chapter 4 (Future Land Use)	F.8 F.12	FP.1 FP.1.1 FP.1.3 FP.1.4 FP.1.5 FP.1.6	Comprehensive Plan	Planning Department	<b>ON GOING</b> – Zoning ordinance amended to require the FLUP to be revised prior to a zoning change occurs contrary to the FLUP. Fiscal impact analysis not started.
I.40	<b>Energy and Water Conservation:</b> Investigate methods to either promote or require energy and water conservation for new and existing construction.	Chapter 4 (Future Land Use)	F.8 F.9	FP.2 FP.2.4	Town Policy, Zoning Ordinance	Public Works Department	<b>PARTIAL COMPLETION</b> – Standards were written for Wind generating units. Green Building Codes anticipated in Spring 2010.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.41	<b>District Agreement:</b> Ensure zoning districts are in agreement with the Future Land Use Plan in part through proactive Town initiated zoning changes.	Chapter 4 (Future Land Use)	F.11	FP.7 FP.7.1 FP.7.2	Comprehensive Plan, Zoning Map	Planning Department	<b>IN PROCESS</b> – Currently addressing major inconsistencies between zoning and Future Land Use Map with Town initiated zoning changes.
I.42	<b>Transportation Coordination:</b> Coordinate with the TxDOT, the North Central Texas Council of Governments (NCTCOG), Regional Transportation Council, and surrounding communities to develop coordinated transportation plans and traffic light timing strategies to minimize vehicle stops and improve traffic flow.	Chapter 5 (Trans.)	T.13 T.16	TP.1 TP.1.3 TP.7 TP.7.1 TP.7.2 TP.7.3	Town Policy	Public Works Department,	<b>ON GOING</b> - Staff actively participates in all RTC meetings and grant opportunities. Received funding for Witt Rd bridge funding study in concert with city of Frisco for designation of Witt Road as thoroughfare in 2010.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.43	<b>Public Transit:</b> Coordinate with the Denton County Transportation Authority (DCTA) and/or other regional transit providers for public transportation needs.	Chapter 5 (Trans.)	T.13 T.16	TP.3 TP.3.4 TP.3.5 TP.3.6 TP.3.7 TP.7 TP.7.2	Town Policy, Town Project	Town Administration	<b>ON GOING</b> - EDC in discussion with DCTA for bus to A train.
I.44	<b>Capital Improvement Program:</b> Develop and maintain a Capital Improvement Program (CIP) priority listing of projects.	Chapter 5 (Trans.)	T.14	TP.4 TP.4.1	Capital Improvement Program	Town Administration	<b>ON-GOING</b> – CIP program occurs annually

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.45	<b>Transportation Funding:</b> Investigate public and private funding opportunities for transportation improvements, such as funding through the EDC, Metropolitan Planning Organizations (MPOs), impact fees, and donations or dedications of land (e.g., trail segment dedications).	Chapter 5 (Trans.)	T.14	TP.4 TP.4.3	Town Policy	Public Works Department	<b>ON GOING</b> – Successfully received \$11.5 million from Denton County for local projects in their 2008 bond program.
I.46	<b>Bridge Funding:</b> Collaborate with and petition federal, state, and local agencies and elected officials to procure funding for the rebuilding of the Twin Bridges and the expansion/improvement of Witt Road Bridge.	Chapter 5 (Trans.)	T.14	TP.4 TP.4.4	Town Policy	Town Administration	<b>NO ACTION</b>

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.47	<b>Services and Infrastructure:</b> Annually review population estimates and projections in order to appropriately plan for the growth of Town services and infrastructure.	Chapter 6 (Growth)	G.18	GP.1 GP.1.1 GP.1.2 GP.1.3 GP.1.4 GP.1.5 GP.1.6 GP.1.7	Town Policy	Planning Department	<b>ON-GOING</b> – In conjunction with NCTCOG Town currently makes population estimates annually.
I.48	<b>Infrastructure Plans:</b> Annually review infrastructure plans, such as Thoroughfare, Water, and Wastewater Master Plans, and update as warranted.	Chapter 6 (Growth)	G.20	GP.4 GP.4.2	Town Policy	Public Works Department	<b>ON GOING</b> – Part of CIP review process

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.49	<b>Streets:</b> Create and maintain a detailed listing of streets needing repair, general maintenance, and mitigation of drainage problems.	Chapter 6 (Growth)	G.20	GP.4 GP.4.1	Department Documentation	Public Works Department	<b>ON GOING</b> - Public Works has completed inventory and annual repair schedule. Funded from ¼ cent street maintenance tax
I.50	<b>Water Conservation Education Program:</b> Develop a program to educate and inform citizens and school-aged children about water conservation.	Chapter 6 (Growth)	G.20	GP.5 GP.5.2 GP.5.3	Town Project	Public Works Department	<b>NO ACTION</b>
I.51	<b>Staffing Levels:</b> Annually review staffing levels for all Town departments.	Chapter 6 (Growth)	G.21	GP.6, GP.6.1 GP.6.2	Town Policy	Town Administration	<b>ON GOING</b> – Part of budget preparation process – needs identified but lack funding.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.52	<b>Emergency Management Planning:</b> Review and develop Town policies concerning emergency management planning to increase resident safety during emergency times.	Chapter 6 (Growth)	G.21	GP.6, GP.6.4 GP.6.5	Town Project	Fire Department	<b>IN PROCESS</b> - Hired intern 07/09 to update EOP
I.53	<b>Law Enforcement:</b> Ensure an exceptional level of law enforcement service by following the policies within Chapter 6.	Chapter 6 (Growth)	G.21	GP.7 GP.7.1 GP.7.2 GP.7.3 GP.7.4 GP.7.5 GP.7.6 GP.7.7 GP.7.8 GP.7.9	Town Policy	Police Department	<b>ON GOING</b> – Staff increases have been requested in the 2009/10 budget.

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.54	<b>Fire Protection:</b> Ensure an excellent level of fire protection services by following the concepts within Chapter 6.	Chapter 6 (Growth)	G.21	GP.8 GP.8.1 GP.8.2 GP.8.3 GP.8.4 GP.8.5 GP.8.6 GP.8.7 GP.8.8 GP.7.9 GP.8.10	Town Policy	Fire Department	ON GOING
I.55	<b>Vacant Retail:</b> Inventory vacant parcels with retail zoning and underperforming retail centers and develop incentives for their development/redevelopment.	Chapter 3 (Livability)	L.2 L.4	LP.2.10	Town Project	EDC	NO ACTION – Will be part of new GIS Program
		Chapter 6 (Growth)	G.19	GP.2 GP.2.1			

Item	Implementation Action	Chapter Reference	Goal Reference	Policy Reference	Implementation Mechanism	Lead Department	Status
I.56	<b>Water District Debt:</b> Monitor water district debt to assess the timing of annexations.	Chapter 6 (Growth)	G.18 G.20 G.21	GP.1 GP.1.1 GP.1.2 GP.1.3 GP.1.4 GP.1.5 GP.1.6 GP.1.7	Town Policy	Town Administration	<b>NO ACTION</b> – Schedule review in 2015

## REFERENCE: 2008 COMPREHENSIVE PLAN

### GOALS, OBJECTIVES, AND POLICES

The following references are the goals, objectives, and polices from the entire *2008 Comprehensive Plan*. The purpose of this reference section is to allow individuals to refer to the goals, objectives, and polices without the need to search different chapters. The following is organized by chapter topic (Livability Strategy, Future Land Use, Transportation, and Growth Strategy), with the goals and objectives listed in "Part 1" and the subsequent polices given in "Part 2." Additionally, to allow for a better understanding of the relationship between the goals and polices, each policy lists the related goal from which it has been developed.

#### *Livability Strategy*

##### *Part 1 of 2 - Livability Goals and Objectives*

#### Goal L.1: Housing

*Encourage housing diversity to accommodate people of a variety of incomes, family sizes, and ages.*

Objective A: Encourage a variety of residential lot and housing sizes.

- Objective B: Ensure that the Town is a full-life cycle community by encouraging housing choices and the community resources needed for people to live their entire lives in Little Elm, if they so desire.
- Objective C: Continually monitor residential developments within the Town to understand the amount of housing stock diversity.
- Objective D: Given that the vast majority of the Town's homes were constructed between 2000 and 2007, investigate options for their continued sustainability.
- Objective E: Ensure that there is a mixture of single-family and townhouse/condominium developments.
- Objective F: Ensure that townhouses/condominiums, duplexes, and multiple-family units are compatible and complementary to surrounding land uses.

## Goal L.2: Quality of Life

*Provide a high quality of life for all people who live, work, and play in Little Elm.*

- Objective A: Ensure that available housing, businesses, and recreational opportunities meet the needs of all age groups.
- Objective B: Protect, preserve, and enhance those elements that create a high quality of life, such as the lake, the Town's small town character, and other areas of high aesthetic value.
- Objective C: Promote a sense of community and shared responsibility for maintaining Little Elm's character and quality of life.
- Objective D: Continue to work closely with local school districts to ensure the educational needs of the community are being met.
- Objective E: Expand on the opportunities resulting from having a community college satellite campus in Little Elm.
- Objective F: Provide a quality library that meets the social, educational, cultural, recreational, enlightening, technological, (S.E.C.R.E.T. - Little Elm Library's mission statement) and informational needs of all age groups.

Objective G:

Develop the Town's identity.

- i) Utilize Lewisville Lake and the Town's unique location as the key components of the Town's identity.
- ii) Build upon and maintain the Town's small town charm.
- iii) Promote a family-friendly Town.
- iv) Use the Town Center and the Eldorado Streetscape, including the Town gateways, to create a strong and unique identity.

## Goal L.3: Employment

*Encourage the establishment of new businesses and promote the retention of existing businesses in Little Elm, thereby creating increased and diversified employment opportunities.*

Objective A:

Work collaboratively with the Little Elm Economic Development Corporation (LEEDC) in achieving the EDC'S goals and objectives

Objective B:

Attract the development of employment centers along SH 380 in Little Elm.

Objective C:

Investigate ways the Town and the LEEDC can combine resources to benefit the residents and local businesses of Little Elm.

Objective D:

Attract lake tourism and related business opportunities.

Objective E:

In coordination with the LEEDC, encourage development of sites with public infrastructure to target industries and employers that would be well suited with the goals of Little Elm and would diversify its employment opportunities.

Objective F:

Utilize public incentives including special financing districts, such as a Tax Increment Financing (TIF) district, to encourage economic development.

Objective G:

Work collaboratively with the LEEDC, Town Library, and Little Elm Chamber of Commerce in providing resources for job seekers and employers with job postings, job and business fairs, employment kiosks, and similar employment marketing opportunities.

Objective H:

Develop a land use design that encourages residents to shop within Little Elm.

- Objective I: Retain existing businesses and promote small business competitiveness.
- Objective J: Ensure the convenience of local retail.
- Objective K: Promote Little Elm to be more of a destination for tourism activities, business, commerce, and family activities.
- Objective L: Work collaboratively with the LEEDC, North Central Texas College (e.g., the College's Small Business Development Center), and SCORE, to provide employment training resources.

## Goal L.4: Urban Design

*Promote the implementation of small town design guidelines in order to maximize desirability and aesthetic appeal throughout the Town.*

- Objective A: Allow and/or encourage new development types and trends (e.g., new urbanism/traditional neighborhood development, etc.), which promote alternative designs to create pedestrian friendly and mixed land use environments, in appropriate areas, such as the Town Center.
- Objective B: Encourage pedestrian connections and access between residential and non-residential areas via design.
- Objective C: Promote walking and bicycle trails to provide residents alternatives to automobile travel.
- Objective D: Continue to encourage quality sign standards throughout the Town and work to phase out existing illegal and non-conforming signs.
- Objective E: Investigate methods to improve the appearance of existing businesses.
- Objective F: Ensure businesses and developers maintain their required landscaping.
- Objective G: Build an identity for the Town using streetscaping and building off the unique natural setting of the lake.
- Objective H: Preserve lake views and public access points to the lake.

Objective I: Preserve sight lines for the old water tower.

## Goal L.5: Recreation Opportunities

*Encourage the continued development and establishment of unique recreational opportunities throughout the community.*

Objective A: Promote the full utilization of park opportunities in Little Elm Park and make a signature park.

Objective B: Encourage some areas around the lake to be used for public use.

Objective C: Promote the implementation of the Parks Master Plan.

Objective D: Encourage some areas around the lake to be used for retail or private entertainment uses, such as restaurants or a boardwalk.

Objective E: Promote trail segments, where possible, for walking, jogging, and biking around the lake.

Objective F: Promote the development of a community and recreation center.

Objective G: Investigate the need for additional marina facilities.

Objective H: Ensure quality library facilities are available to residents.

Objective I: Ensure that seniors and school-aged children have recreational opportunities within Little Elm.

Objective J: Encourage pedestrian connections to the Town Center District.

Objective K: Investigate partnering with the Little Elm Independent School District (L.E.I.S.D.) to develop public parks and open spaces on L.E.I.S.D. properties and campuses.

- Objective L: Investigate partnering with different organizations (e.g., YMCA, Boys & Girls Clubs, school districts, etc.) to promote unique recreational opportunities.
- Objective M: Establish a collaborative relationship and develop a plan with the Army Corps of Engineers regarding lake activities.
- Objective N: Acquire additional park and recreational space (expand ownership of parks by the Town) specifically in areas not adjacent to the lake, or in-land parks.
- Objective O: Develop an entertainment zone with shops and restaurants on the lake (i.e., the new marina).
- Objective P: Provide a zero depth water park as unique recreation.
- Objective Q: Utilize parks, Lewisville Lake, library services, and senior amenities to become a regional destination.

## Goal L.6: Environment

*Continue to promote and protect the natural environment of Little Elm, including the lake, wildlife, scenery, and vegetation.*

- Objective A: Take the initiative to establish a collaborative relationship with the Army Corps of Engineers, the Upper Trinity River Water District, and the North Texas Municipal Water District regarding protecting the natural environment.
- Objective B: Preserve natural areas for public use, such as areas with extensive tree coverage, wildlife habitat, and views of the lake.
- Objective C: Ensure the environment and the natural areas of the lake are protected.
- Objective D: Protect against illegal dumping into the lake or areas that flow into the lake.
- Objective E: Continue to strive for a dark sky environment.
- Objective F: Provide educational learning experiences of the environment through an interactive children's museum in the library.
- Objective G: Promote water conservation through appropriate landscaping (e.g., xeriscaping) for different types of land uses.

Objective H: Investigate a collaborative water shed protection program for Lewisville Lake.

Objective I: Promote the Little Elm Historical Museum, including placing rotating displays in the library and by providing periodic local history program.

Objective J: Allow some public spaces to exist in a natural state (e.g., non-mowing areas).

## Goal L.7: Town Appearance

*Improve the appearance of the Town along major traffic corridors.*

Objective A: Develop relationships with private/non-profit organizations (such as businesses and churches) to assist in Town beautification efforts.

Objective B: Promote programs such as "Keep Texas Beautiful" and "Keep Little Elm Beautiful."

Objective C: Support proactive code enforcement, especially along major thoroughfares.

Objective D: Strive to implement the full version of the Eldorado Streetscape Plan.

Objective E: Provide incentives for existing businesses to have a facelift.

Objective F: Strengthen landscaping requirements and maintenance requirements for businesses.

Objective G: Promote a unique theme with the common thread of lighthouses in streetscape design.

---

## *Part 2 of 2 - Livability Policies*

### Policy LP.1:

*Emphasize the need for housing variety, to characterize Little Elm as a full-life cycle community. (Reference: Goals L.1 & L.2)*

Sub-Policy LP.1.1: Housing variety should incorporate a housing stock of diverse sizes, types, and prices.

Sub-Policy LP.1.2: The following elements should be recorded by the Town to create an inventory of the existing housing stock to monitor the level of housing diversity:

- a) Housing type,
- b) Lot-size, and
- c) Square footage of the residential unit.

Sub-Policy LP.1.3: Promote the use of the "housing tree" in residential developments, with this concept larger homes are located adjacent to the main street with smaller homes behind.

### Policy LP.2:

*Integrate retail / office centers and mixed-use developments as focal points of surrounding neighborhoods. (Reference: Goals L.2 & L.4)*

Sub-Policy LP.2.1: Create a Town Center to be a focal point for the community, foster civic pride, and enhance the Town's identity.

Sub-Policy LP.2.2: Investigate the concept of a shuttle or trolley connecting the Town Center with surrounding areas, including parks and retail destinations.

Sub-Policy LP.2.3: Investigate the concept of a community and recreation center within the Town Center.

Sub-Policy LP.2.4: Create walking & biking trails between neighborhoods and retail centers to provide a convenient connection, without the need for automobiles.

Sub-Policy LP.2.5: Provide access to neighborhoods from compatible adjacent development, such as retail and mixed-use developments.

- a) Retail and mixed-use development should be designed to be part of the surrounding neighborhood, instead of autonomous, separated developments.
- b) Limit the use of traditional screening walls that block access to adjacent neighborhoods from retail and mixed-use developments.

Sub-Policy LP.2.6: Encourage pedestrian friendly environments.

Sub-Policy LP.2.7: Encourage retail developments to:

- a) Promote slower traffic,
- b) Reduce the need for large signs,
- c) Decrease the amount vehicle trips, and
- d) Lower the amount of required parking.

Sub-Policy LP.2.8: Ensure "ownership of the street" in pedestrian-oriented commercial and mixed-use areas by providing windows and direct access to the sidewalk from adjacent uses.

Sub-Policy LP.2.9: Concentrate retail and office developments in areas with ample pedestrian access.

Sub-Policy LP.2.10: Ensure that the Town is not over-zoned with traditional retail zoning districts.

## Policy LP.3:

*Promote the development of diverse office spaces throughout the Town. (Reference: Goals L.1, L.2, L.3, & L.4)*

Sub-Policy LP.3.1: Encourage live-work units, where appropriate.

- a) Definition: Live-Work Units. Live-work units refer to units that contain both living quarters and studio/workshop/office/personal or professional service space, such as artist lofts and travel agencies. In some instances, the business activity occupying the live/work unit may utilize employees in addition to the residents. However, at least one of the full-time workers of the live/work unit must reside in the unit, and the residential area cannot be rented separately from the working

area. Live-work units are frequently created through the adaptive reuse of non-residential structures, but may also be developed as a new building designed for such use.

- Sub-Policy LP.3.2: Work collaboratively with the Little Elm Economic Development Corporation (LEEDC) to:
- a) Understand which industries and employers would be well suited for the Town and ensure that zoning and other regulations are supportive of that type of development.
  - b) Help achieve the EDC's goals and objectives.

## Policy LP.4:

*Promote quality design and building materials for residential and non-residential developments, to ensure lasting value of the property and community. (Reference: Goals L.2, L.4, & L.7)*

Sub-Policy LP.4.1: Encourage quality design and building materials.

Sub-Policy LP.4.2: Promote the inclusion of gathering places within both residential and non-residential developments.

Sub-Policy LP.4.3: Encourage design in both residential and non-residential development that respects natural topography and drainage.

Sub-Policy LP.4.4: Promote the use of green building standards to help reduce the cost and consumption of utilities.

Sub-Policy LP.4.5: Create public buildings that have distinction and quality design in highly visible locations.

Sub-Policy LP.4.6: Focus on sustaining and improving existing residential neighborhoods with the following:

- a) Proactive code enforcement,
- b) Repairing roads and other infrastructure needs,
- c) Retrofitting neighborhoods with bicycle lanes, and
- d) Improved public landscaping.

Sub-Policy LP.4.7: Through the use of zoning, ensure the location, size of development, screening, buffering, access, connectivity, and parks and recreational opportunities (e.g., hike and bike trails connected to the development) are compatible and complementary to the surrounding land uses.

Sub-Policy LP.4.8: Focus on sustaining and improving existing non-residential areas with the following:

- a) Proper screening of business operations,
- b) Quality sign standards,
- c) Proactive code enforcement, and
- d) Quality landscaping standards.

Sub-Policy LP.4.9: Update the current tree preservation ordinance.

Sub-Policy LP.4.10: Landscaping requirements should promote water conservation.

## Policy LP.5:

*Encourage livable commercial and residential street design that provides for a positive pedestrian experience. (Reference: Goals L.2, L.4, & L.7)*

Sub-Policy LP.5.1: Encourage the use of shade trees to provide relief from the sun and lessen the effects of the heat during summer months.

Sub-Policy LP.5.2: Promote the use of clear windows for retail activity and the display of merchandise at grade for visual interest to pedestrians.

Sub-Policy LP.5.3: Support the use of sidewalks as a continuation of retail and restaurant / entertainment activity.

Sub-Policy LP.5.4: Design streets with generous sidewalks.

Sub-Policy LP.5.5: Consider developing street types/designs to match the character and function of the area (e.g., desired speed).

Sub-Policy LP.5.6: Allow the use of roundabouts at intersections to slow traffic and provide attractive landmark views.

Sub-Policy LP.5.7: In areas not adjacent to a major transportation corridor (i.e., Eldorado Parkway and Highway 380), consider limiting the use of street walls and promoting the use of large lots, slip streets, eyebrow streets, and courts to create a more enjoyable walking environment.

## Policy LP.6:

*Incorporate parks and open space into all new residential development projects and existing neighborhoods, where feasible. (Reference: Goals L.5 & F.8)*

Sub-Policy LP.6.1: Promote trails and parks within neighborhoods and non-residential areas.

Sub-Policy LP.6.2: Encourage neighborhood socialization and promote higher land values via the creation of parks, recreational areas, and open space throughout all neighborhoods.

Sub-Policy LP.6.3: Disperse open space throughout neighborhoods.

Sub-Policy LP.6.4: Encourage homes to face towards open spaces.

Sub-Policy LP.6.5: Promote the use of clustering to create open spaces within neighborhoods.

Sub-Policy LP.6.6: Investigate the need and possible location for a new library.

Sub-Policy LP.6.7: Coordinate with Little Elm Independent School District (L.E.I.S.D) to build parks, recreational opportunities, and open spaces throughout the community.

## Policy LP.7:

*Link parks, open spaces, neighborhoods, non-residential developments, and other community attractions throughout the Town with a series of interconnected hike & bike trails. (Reference: Goals L.4, L.5, & F.8)*

Sub-Policy LP.7.1: Promote an interconnected hike & bike system that would allow people, such as school-aged children and the elderly, to move freely about the community, without the need for automobiles.

Sub-Policy LP.7.2: Link Little Elm's hike & bike trail system to surrounding trail systems, such as Frisco's and Prosper's systems.

Sub-Policy LP.7.3: Work with the Army Corp of Engineers and developers to provide additional areas around the lake to be used for public use, such as:

- a) Hike and Bike Trails, and
- b) Additional Marina Facilities.

Sub-Policy LP.7.4: Investigate the addition of bicycle lanes to existing roadways.

## Policy LP.8:

*Preserve and utilize the floodplain surrounding Lewisville Lake as natural open space areas. (Reference: Goals L.2, L.3, L.4, L.5, L.6, & F.9)*

Sub-Policy LP.8.1: Work with the Army Corp of Engineers to obtain public access to Corp properties surrounding the lake.

# *Future Land Use*

## *Part 1 of 2 – Future Land Use Goals and Objectives*

### Goal F.8: Land Use and Aesthetics

*Encourage the most desirable and efficient use of land while maintaining and enhancing local aesthetics and charm.*

Objective A: Designate areas within the Town for business campus developments, specifically along Highway 380.

Objective B: Promote to developers areas for quality residential and non-residential uses and design.

Objective C: Establish specific ways in which complementary non-residential development can be integrated in residential projects.

Objective D: Encourage the integration of parks and open spaces into existing and future developments.

Objective E: Promote a unique theme with a common thread in buildings and streetscape.

### Goal F.9: Environmental and Innovative Development

*Ensure that land use recommendations respect environmental factors, including Lewisville Lake, and support innovative development.*

Objective A: Consider compatibility and adjacency issues related to the lake and developed areas, as new proposals are reviewed.

Objective B: Encourage all lakefront development to maximize the potential of the location, (e.g., public access pathways and recreational opportunities) and respect environmental factors.

Objective C: Ensure that new lakeside development allows public access at specific points to the lake.

## Goal F.10: Town Center

*Establish land use policies that support the development and enhancement of a Town Center.*

Objective A: Ensure the Town Center is a pedestrian-oriented area and that mixed use development supports and enhances the lake front character.

Objective B: Create formal public open spaces to serve as focal points and gathering areas within the Town Center.

Objective C: Establish an effective means of communicating information about Town Center activities and initiatives to residents all across Town.

## Goal F.11: Future Land Use Plan Implementation

*Actively promote the implementation of the adopted Future Land Use Plan.*

Objective A: Any zoning change not in conformance with the Future Land Use Plan cannot be approved without first approving a change to the Future Land Use Plan.

Objective B: Consider a Town initiated zoning change on properties not in conformance with the Future Land Use Plan.

## Goal F.12: Balanced Land Use

*Ensure Little Elm has a diversified tax base through a balance of residential and non-residential land uses.*

Objective A: Promote the development of a mixed use Town Center located at Main Street and Eldorado Parkway.

Objective B: Encourage a diverse mixture of non-residential land uses and business opportunities.

Objective C: Consider unique and innovative methods to provide a diversified local economy.

Objective D: Develop high quality commercial/industrial properties through public/private partnerships.

---

## *Part 2 of 2 – Future Land Use Policies*

### Policy FP.1:

*Maintain a Future Land Use Plan and Map that balances residential and non-residential land uses. (Reference: Goals F.8 & F.12)*

Sub-Policy FP.1.1: Designate the majority of the vacant land along Highway 380 as non-residential and promote business campuses, office developments, and/or retail establishments.

Sub-Policy FP.1.2: Encourage unique retail development incorporating livability characteristics, such as, but not limited to:

- Pedestrian and roadway connections to adjacent neighborhood areas;
- Less visible parking – this could be achieved by internalizing parking with buildings out front (as opposed to large parking lots located adjacent to the street), or with wide setbacks;
- Separation of parking areas to minimize wide expanses of concrete;
- Minimized spacing between buildings to encourage walking instead of driving; and
- Adjacent accessible land uses, such as residential and/or office, that provide a built-in market.

Sub-Policy FP.1.3: Provide guidance on the location of future office, retail, commercial, and industrial uses.

Sub-Policy FP.1.4: Promote a diversified local economy by encouraging a variety of non-residential land uses.

Sub-Policy FP.1.5: Working collaboratively with local and state economic development groups, support the development of quality non-residential development.

Sub-Policy FP.1.6: Provide for limited, traditional multiple-family development and/or two-family (duplex) development.

## Policy FP.2:

*Ensure quality design of residential and non-residential developments. (Reference: Goals F.8 & F.9)*

Sub-Policy FP.2.1: Promote standards that produce quality signs and provide a common sign theme along roadways.

Sub-Policy FP.2.2: Promote the use of common design elements for the construction of non-residential buildings and streetscapes, such as street or parking lot lighting.

Sub-Policy FP.2.3: Develop and implement anti-monotony standards for residential developments.

Sub-Policy FP.2.4: Encourage all developments to utilize energy and water conservation techniques.

## Policy FP.3:

*Integrate livability concepts into land use decisions, such as rezoning cases. (Reference: Goal F.8)*

Sub-Policy FP.3.1: The following are example questions to consider during a rezoning request:

- Does the development provide something unique for Little Elm – a diversity of housing types, lot sizes, land uses, amenities, etc.?
- Is the development within walking distance to retail areas, public uses, parks and open space, etc.?

- Does the development provide off-street pedestrian and bicycle connections to existing and future development?
- How does the development proposal impact the Town fiscally – tax revenue, employment, public considerations (such as parks, schools, etc.)?
- How does the development proposal impact the school district in terms of school planning and school attendance zoning?
- Does the development allow for the future integration of transit, when applicable?
- How does the development respect environmentally significant areas like floodplains – are these areas used as an amenity?

## Policy FP.4:

*Promote the development and implementation of pedestrian connections, hike and bike trails, bike lanes, parks, and open spaces. (Reference: Goal F.8.D)*

Sub-Policy FP.4.1: Apply specific standards and/or methods to integrate hike and bike trails, bike lanes, parks, and open spaces into existing and future developments.

Sub-Policy FP.4.2: Ensure non-residential development is complementary to the surrounding residential development by requiring at least one (1) connection between the two developments.

## Policy FP.5:

*Encourage development that capitalizes on the features of Lewisville Lake. (Reference: Goal F.9)*

Sub-Policy FP.5.1: Preserve and promote public access to the lake by acquiring easements for hike and bike trails.

Sub-Policy FP.5.2: Encourage and promote the establishment of new public parks adjacent to the lake.

Sub-Policy FP.5.3: Promote the preservation of lake views from parks and rights-of-way (e.g., roadways).

## Policy FP.6:

*Support the development of a Town Center to serve as the focal point of the community. (Reference: Goal F.10)*

Sub-Policy FP.6.1: Promote a Town Center that is a mixed-use development with pedestrian amenities and lake/waterfront characteristics.

Sub-Policy FP.6.2: Promote a mixture of residential opportunities, such as apartments, condominiums, lofts, town homes, and patio homes.

Sub-Policy FP.6.3: Ensure the Town Center has formal public open spaces to serve community events.

Sub-Policy FP.6.4: Utilize different communication methods (e.g., the Town's Communication Strategy, as discussed in the Growth Strategy) to inform people of Town Center events.

## Policy FP.7:

*Ensure zoning districts are in agreement with the Future Land Use Plan. (Reference: Goal F.11)*

Sub-Policy FP.7.1: Amend the Future Land Use Plan prior to rezoning land that would otherwise result in an inconsistency between the *Future Land Use Plan* and the Zoning Map.

Sub-Policy FP.7.2: Work collaboratively with landowners to rezone properties to conform to the *Future Land Use Plan*.

# *Transportation Strategy*

## *Part 1 of 2 – Transportation Goals and Objectives*

### Goal T.13: Thoroughfare System Improvement

*Explore opportunities for improvement of the current thoroughfare system, including primary and secondary roads, addressing functionality, aesthetic character, and alternative mobility options.*

Objective A: Improve the capacity and flow of the transportation infrastructure.

Objective B: Continue to maintain and further develop quality landscaping along public rights-of-way.

Objective C: Investigate and implement ways to ease traffic congestion throughout the Town, such as the use of contra flow lanes during AM and PM rush hours.

Objective D: Promote park-and-ride carpooling and vanpooling transit options.

Objective E: Require wider “feeder” roads in new residential projects in order to reduce congestion within and outside area neighborhoods.

### Goal T.14: Cost-Effective and Adequate Transportation

*Ensure that the Town's transportation system is cost-effective and adequate to meet the needs of current and future populations.*

Objective A: Identify strategies that result in mutually supportive transportation choices, balancing convenient and efficient auto access with safe, well-designed pedestrian and bicycle facilities.

- Objective B: Prioritize transportation recommendations, and allocate funds accordingly.
- Objective C: Investigate ways in which public and private funding can be utilized for transportation system improvements.
- Objective D: Investigate future funding options for the rebuilding of the Twin Bridges and expansion/improvement of the Witt Road Bridge.

## Goal T.15: Transportation Needs (Transportation)

*Plan for transportation needs according to the type of development that is anticipated.*

- Objective A: Promote mixed land use developments to minimize auto trips and roadway congestion.
- Objective B: Encourage development of an interconnected and diverse street pattern to ease congestion, more evenly distribute traffic, and offer flexibility of routes.
- Objective C: Provide comfortable and attractive pedestrian and bicycle mobility within existing and new developments throughout Little Elm.

## Goal T.16: Collaborative Planning

*Work with adjacent cities, as well as county and state governmental entities on efforts to maintain and/or expand the transportation system.*

- Objective A: Ensure that Little Elm's Thoroughfare Plan is coordinated with plans in surrounding cities and the region, including Frisco, Denton County, and the North Central Texas Council of Government (COG).
- Objective B: Work collaboratively with the Regional Transportation Council.
- Objective C: Investigate how local, county, state, and federal funds could be combined to positively affect regional transportation needs.
- Objective D: Consider options for easing traffic congestion and increasing traffic flow into and out of Little Elm, such as traffic light timing, park-and-ride, and vanpooling.

Objective E: Find ways to make the timing of the redevelopment of Eldorado be better integrated into the timing of the Lewisville Lake Bridge.

Objective F: Work with the region to develop park-and-ride lots.

## Goal T.17: Traffic Safety

*Promote traffic safety.*

Objective A: Concentrate on traffic violations, especially those violations that contribute to most traffic accidents and injuries (e.g., following too close, failure to yield the right of way, failure to heed a traffic sign or traffic signal, improper lane changes, failure to wear seat belts, speeding).

Objective B: Target specific areas where accidents and violations occur most often.

Objective C: Promote traffic education programs.

Objective D: Study traffic issues and make recommendations for improvement.

## *Part 2 of 2 - Transportation Policies*

### Policy TP.1:

*Continually investigate and implement methods to improve the flow of traffic throughout the Town. (Reference: Goal T.13)*

Sub-Policy TP.1.1: Limit access (i.e., driveways) along major thoroughfares and require shared driveways and cross-access agreements for new development.

Sub-Policy TP.1.2: Develop access management standards for TXDOT roadways (i.e., FM 720, FM 423, and Highway 380) to predetermine the location of median openings and improve traffic flow.

Sub-Policy TP.1.3: Coordinate with the TXDOT, the North Central Texas Council of Governments (NCTCOG), and surrounding communities to implement traffic light timing strategies to minimize vehicle stops and improve traffic flow.

## Policy TP.2:

*Install quality landscaping within medians and other rights-of-way. (Reference: Goal T.13.B)*

Sub-Policy TP.2.1: Develop a landscaping plan for medians and rights-of-way. Encourage the use of native vegetation, large trees, and trees that produce seasonal color.

Sub-Policy TP.2.2: Encourage the use of low water intensive landscaping techniques, such as xeriscaping, rain and freeze irrigation sensors, and evapotranspiration (ET)-based irrigation.

Sub-Policy TP.2.3: If feasible, avoid the removal of large and/or historic trees in roadway layout and construction.

Sub-Policy TP.2.4: Ensure that FM 720, FM 423, and Highway 380 are appropriately landscaped as per their significant influence on the image of the Town.

## Policy TP.3:

*Encourage and/or require designs for alternative modes of transportation. (Reference: Goal T.13 & T.13.C)*

Sub-Policy TP.3.1: Using bike routes identified on the *Recreational Transit Plan Map, Plate 5-1*, implement the use of bike lanes to provide an alternative mode of transportation.

Sub-Policy TP.3.2: Using bike routes identified on the *Recreational Transit Plan Map, Plate 5-1*, stripe or otherwise clearly identify bike lanes on existing roads to promote use and safety.

- Sub-Policy TP.3.3: Using recreational hike and bike trails identified on the *Recreational Transit Plan Map, Plate 5-1*, implement the use of recreational hike and bike trails to provide an alternative mode of transportation.
- Sub-Policy TP.3.4: Collaborate with the Denton County Transportation Authority (DCTA) for public transportation needs.
- Sub-Policy TP.3.5: Promote ridesharing / carpooling and other alternative modes of transportation.
- Sub-Policy TP.3.6: Promote partnerships between the Town and area regional transit providers to expand alternative transportation options.
- Sub-Policy TP.3.7: Work with federal, state, and local agencies to procure funding for alternative modes of transportation.
- Sub-Policy TP.3.8: Investigate the feasibility of a water taxi to connect key points around the lake (e.g., connecting the Town Center to various other developments).

## Policy TP.4:

*Develop and maintain a cost-effective transportation infrastructure that balances auto-oriented transportation options with quality bike and pedestrian options. (Reference: Goal T.14A)*

- Sub-Policy TP.4.1: Develop and maintain a Capital Improvement Program (CIP) priority listing of projects.
- Sub-Policy TP.4.2: Ensure that pedestrians and bicyclists have safe and convenient access to new and existing developments by requiring new developments to provide proper access and by retrofitting existing developments with sidewalks and crosswalks.
- Sub-Policy TP.4.3: Work collaboratively with the Little Elm Economic Development Corporation to develop methods and projects where public and private funding can be used for transportation improvements.
- Sub-Policy TP.4.4: Work with federal, state, and local agencies to procure funding for the rebuilding of the Twin Bridges and the expansion/improvement of Witt Road Bridge.

## Policy TP.5:

*Implement context sensitive design (CSD) standards for roadways to ensure that they enhance rather than detract from the character of the surrounding / adjacent development. (Reference: Goal T.15)*

Sub-Policy TP.5.1: Design roadways for the desired automobile speed. Common roadway aspects that can achieve desired speeds include lane widths, overall street width, on-street parking, and the radii of intersection turns.

Sub-Policy TP.5.2: Enhance the environment of roadways where walking and biking is desired. Such enhancements could include benches, trees (for shading), lighting, and elements that create interest such as public art and small gathering spaces.

Sub-Policy TP.5.3: Coordinate the design of the Town Center with Eldorado Parkway.

## Policy TP.6:

*Promote development that reduces auto trips and roadway congestion. (Reference: Goal T.15)*

Sub-Policy TP.6.1: Encourage mixed-use development to minimize the number of auto trips and roadway congestion.

Sub-Policy TP.6.2: Ensure streets, sidewalks, hike & bike paths, and bike lanes within developments are interconnected to other streets, sidewalks, hike & bike paths, and bike lanes.

Sub-Policy TP.6.3: Require new developments to provide pedestrian and bicycle mobility.

Sub-Policy TP.6.4: Acquire funding to retrofit existing developments in order to provide pedestrian and bicycle mobility.

## Policy TP.7:

*Promote and maintain the Town's involvement with planning efforts of federal, state, and local governments. (Reference: Goal T.16)*

Sub-Policy TP.7.1: Ensure Little Elm's *Thoroughfare Plan* and *Recreational Transit Plan* (e.g., roads and trails) are coordinated with surrounding cities and within regional plans.

Sub-Policy TP.7.2: Research funding for joint projects with other communities and agencies, such as park-and-ride facilities.

Sub-Policy TP.7.3: Work collaboratively with the Regional Transportation Council to address local transportation issues.

## Policy TP.8:

*Promote traffic safety and attempt to reduce roadway accidents. (Reference: Goal T.17)*

Sub-Policy TP.8.1: Investigate the need for a "Traffic Safety and Flow Analysis."

Sub-Policy TP.8.2: Ensure that sidewalks along Eldorado Parkway are safe for pedestrians.

Sub-Policy TP.8.3: Support the Police Department in their efforts to lower the number of traffic accidents.

Sub-Policy TP.8.4: Promote traffic education programs to the general public and school-aged children.

# *Growth Strategy*

## *Part 1 of 2 - Growth Strategy Goals and Objectives*

### Goal G.18: Population Projections

*Develop Town population projections and keep them updated in order to help prepare for the future needs of the Town.*

Objective A: Correlate Town services with anticipated population growth and capacity.

Objective B: Plan for the expansion of all Town services (e.g., library services) in advance of population growth.

Objective C: Balance transportation needs with the anticipated Land Use Strategy.

### Goal G.19: Infill and Redevelopment

*Encourage infill development and redevelopment to take advantage of existing infrastructure.*

Objective A: Establish infill and redevelopment policies for previously developed residential areas to ensure that new housing makes a positive contribution and is compatible with the overall area.

### Goal G.20: Infrastructure

*Provide adequate infrastructure for the efficient and well-managed growth of residential and non-residential areas.*

- Objective A: Identify and prioritize all streets needing paving or other such improvements/maintenance measures.
- Objective B: Identify and prioritize all streets with drainage problems (e.g., persistent flooding).
- Objective C: Follow through with wastewater treatment improvement plans and enhancements, such as odor and capacity.
- Objective D: In 2020, evaluate the feasibility of annexing Paloma Creek, Valencia, Spiritas, and other utility districts at the time allowed through agreements.
- Objective E: Ensure an adequate water supply.

## Goal G.21: Public Safety

*Ensure that the Town continually provides a safe environment.*

- Objective A: Continually monitor the needs of all Town departments associated with public safety.
- Objective B: Solicit input from residents and the fire and police departments to determine the community's safety issues.
- Objective C: Investigate the need for additional facilities and employees as the Town continues to grow in size and population.
- Objective D: Ensure that the Town has an emergency management plan and is well equipped with emergency warning sirens for weather and other safety issues.

## Goal G.22: Town Communication Strategy

*Develop a Town communication strategy to increase communication between citizens, Town officials, and employees.*

- Objective A: Investigate the feasibility of providing affordable internet access to Town residents.
- Objective B: Ensure that Town information is available to citizens through telephone, email, internet, and any other useful communication options.
- Objective C: Provide online access to selected Town services and information, including water services, municipal court, and library.
- Objective D: Provide collaborative and interactive citizen/Town communication opportunities.
- 

## *Part 2 of 2 - Growth Policies*

### Policy GP.1:

*Conduct an annual review of population projections and make adjustments as necessary. (Reference: Goal G.18)*

- Sub-Policy GP.1.1: Encourage Town departments to participate in regular planning efforts to evaluate their ability to meet or exceed future demands for service.
- Sub-Policy GP.1.2: Ensure that all Town departments, services, and facilities expand with population growth to provide equal or increased level of services.
- Sub-Policy GP.1.3: Use the latest growth rates and population projections for future planning needs.
- Sub-Policy GP.1.4: Encourage all Town departments to investigate the need for future expansion when involved in the budgeting process.
- Sub-Policy GP.1.5: Consider development impacts on Town transportation infrastructure.
- Sub-Policy GP.1.6: Promote various mobility options, as appropriate, per the anticipated land use.

Sub-Policy GP.1.7: Provide quality library services/facilities and expand services/facilities as the Town grows and matures.

## Policy GP.2:

*Provide incentives and various land use options to encourage infill development and redevelopment. (Reference: Goal G.19)*

Sub-Policy GP.2.1: Encourage underperforming retail centers to be redeveloped with residential uses (including townhomes and patio homes) and neighborhood retail and commercial uses, such as a coffee shops, bakeries or restaurants.

## Policy GP.3:

*Implement standards to ensure consistent design for infill development and redevelopment within existing neighborhoods. (Reference: Goal G.19)*

Sub-Policy GP.3.1: Ensure all infill development connects to the existing network of streets, sidewalks, hike and bike paths, and bike lanes.

## Policy GP.4:

*Ensure the Thoroughfare, Water, and Wastewater Master Plans are updated regularly and modified as necessary (e.g., service area modifications or population changes). (Reference: Goal G.20.B)*

Sub-Policy GP.4.1: Create and maintain a detailed listing of streets needing repair, general maintenance, and mitigation of drainage problems.

Sub-Policy GP.4.2: Implement and update, when necessary, the wastewater treatment improvement plans.

Sub-Policy GP.4.3: Assess the benefits and disadvantages of annexing Paloma Creek, Valencia, Spiritas, and other utility districts at the time permitted through their respective agreements.

## Policy GP.5:

*Ensure that the Town has an adequate water supply. (Reference: Goal G.20.E)*

Sub-Policy GP.5.1: Promote water conservation measures.

Sub-Policy GP.5.2: Educate the public about methods for conserving water.

Sub-Policy GP.5.3: Work collaboratively with the local school districts to educate students about water conservation.

Sub-Policy GP.5.4: Promote the use of drought-tolerant landscaping, such as xeriscaping, rain and freeze irrigation sensors, and evapotranspiration (ET)-based irrigation.

## Policy GP.6:

*Strive to provide a safe Town environment. (Reference: Goal G.21)*

Sub-Policy GP.6.1: Ensure that the needs of all Town departments associated with public safety are being monitored and addressed.

Sub-Policy GP.6.2: Maintain public safety staffing and service ratios consistent with the Town's growth.

Sub-Policy GP.6.3: Solicit input from residents regarding public safety concerns.

Sub-Policy GP.6.4: Develop and/or implement an emergency management plan.

Sub-Policy GP.6.5: Ensure outdoor warning sirens can be heard throughout Town.

## Policy GP.7:

*Establish and maintain an exceptional level of service for law enforcement as growth-related demands for service occur. (Reference: Goal G.21)*

- Sub-Policy GP.7.1: Maintain and enhance the Police Department's community policing initiatives in order to maintain an environment in which residents, employees, and visitors feel safe and secure.
- Sub-Policy GP.7.2: Maintain an accepted ratio of sworn officers to the Town's population.
- Sub-Policy GP.7.3: Evaluate responses to emergency and non-emergency calls.
- Sub-Policy GP.7.4: Analyze increased calls for service.
- Sub-Policy GP.7.5: Improve officer safety through additional training.
- Sub-Policy GP.7.6: Increase neighborhood watch programs.
- Sub-Policy GP.7.7: Initiate a citizen's police academy.
- Sub-Policy GP.7.8: Initiate a crime victims' assistance program.
- Sub-Policy GP.7.9: Continue expansion of other community service programs.

## Policy GP.8:

*Ensure an excellent level of fire protection services. (Reference: Goal G.21)*

- Sub-Policy GP.8.1: Continue to deliver programs of service for life safety, public education, fire prevention, fire suppression, fire investigation, technical rescue, emergency medical care, hazardous materials, and disaster management that are consistent with community needs, and create/implement any other needed programs of service.

- Sub-Policy GP.8.2: Provide excellent and up-to-date equipment to all fire stations.
- Sub-Policy GP.8.3: Continue to provide fire and life safety education to all Town citizens.
- Sub-Policy GP.8.4: Solicit input from residents to determine their safety concerns.
- Sub-Policy GP.8.5: Provide timely information to the citizens concerning emergency situations.
- Sub-Policy GP.8.6: Operate an efficient and modern emergency operation center.
- Sub-Policy GP.8.7: Maintain an efficient but adequate standard of response coverage and effectiveness.
- Sub-Policy GP.8.8: Continue to manage the Fire Department in a way that continuously improves levels of service to the community and other elements of local government.
- Sub-Policy GP.8.9: Provide the highest level of training available to the department.
- Sub-Policy GP.8.10: Promote and maintain the volunteer program.

## Policy GP.9:

*Explore methods to create and improve communication between citizens, Town officials, and employees. (Reference: Goal G.22)*

- Sub-Policy GP.9.1: Investigate developing free wireless network areas (e.g., Wi-Fi hotspots) for businesses and citizens.
- Sub-Policy GP.9.2: Examine the feasibility of an affordable Town-provided internet service.
- Sub-Policy GP.9.3: Offer access to Town services (e.g., water, municipal court, library, etc.) via the internet.

Sub-Policy GP.9.4: Allow citizens and businesses to obtain information, provide input, and use services through a variety of communication methods.

## Policy GP.10:

*Actively engage and listen to the public to discover the community's needs. (Reference: Goals G.21 & G.22)*

Sub-Policy GP.10.1: Use the Town's website to solicit community input.

Sub-Policy GP.10.2: Use the Town's Library to solicit community input via a survey and/or suggestion box.

Sub-Policy GP.10.3: Use the mailings to solicit community input, if financially feasible.

Sub-Policy GP.10.4: Use electronic signs, either at Town Hall, at entryways into the community, or at random locations to notify the public, if financially feasible.