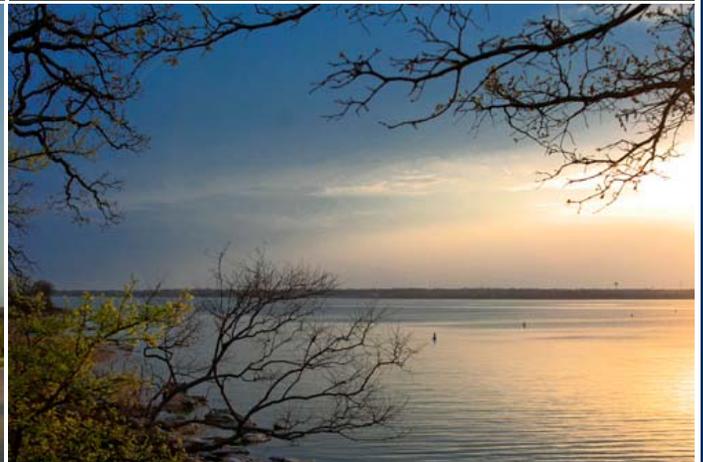


# Comprehensive Plan 2008

*Little Elm, Texas*



## Chapter 1: Current Community Profile



# TABLE OF CONTENTS

**INTRODUCTION** ..... 1-1

    Purpose of Planning ..... 1-1

    Purpose of the Comprehensive Plan ..... 1-1

    Purpose of the Current Community Profile ..... 1-2

**PREVIOUS PLANNING EFFORTS**..... 1-3

    Future Land Use and Thoroughfare Plan ..... 1-3

    Community Development Plan 2002 - 2020 ..... 1-3

    Comprehensive Plan 2003 ..... 1-3

    Parks Master Plan 2005 ..... 1-4

**COMMUNITY HISTORY**..... 1-5

**DEMOGRAPHIC ANALYSIS** ..... 1-7

    Population Growth ..... 1-7

        Growth of Little Elm ..... 1-7

        Growth of Surrounding Cities ..... 1-8

    Population Diversity ..... 1-9

        Age Distribution ..... 1-9

        Race/Ethnicity ..... 1-11

        Educational Attainment ..... 1-12

        Household Income ..... 1-13

    Housing Market ..... 1-14

        Average Home Values ..... 1-14

        Household Type ..... 1-15

        Persons per Household ..... 1-16

        Renter / Owner Occupied ..... 1-16

**EXISTING LAND USE**..... 1-17

    The Purpose of Analyzing Existing Land Use ..... 1-17

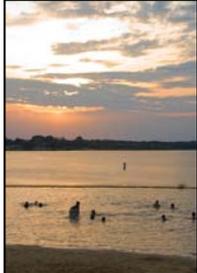
    Land Use Survey Methodology ..... 1-17

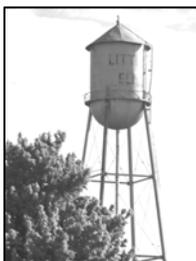
        Residential Land Uses ..... 1-17

**Plate 1-1: Existing Land Use** ..... 1-18

        Public, Semi-Public and Related Uses ..... 1-19

        Parks ..... 1-19





Private Recreation..... 1-19  
 Office Uses..... 1-19  
 Retail Uses..... 1-19  
 Commercial Uses..... 1-19  
 Industrial Uses ..... 1-19  
 Streets and Alleys (Rights -of-Way) ..... 1-19  
 Vacant/Undeveloped and Agricultural Uses..... 1-19  
 Existing Land Use Analysis ..... 1-20  
 Developed Land ..... 1-20  
 Undeveloped Land ..... 1-21  
 Current Land Use Densities ..... 1-22  
 Summarized Land Use Characteristics ..... 1-24

***DEVELOPMENT PATTERNS AND TRENDS..... 1-25***

Lewisville Lake ..... 1-25  
**Plate 1-2: Lewisville Lake..... 1-26**  
 Single-Family Lot Analysis..... 1-27  
**Plate 1-3: Single-Family Lot Analysis ..... 1-28**  
 Housing Trends: Building Permits ..... 1-29  
 Boundary Analysis..... 1-29  
**Plate 1-4: Town Boundary Growth ..... 1-30**  
 Growth of the Town Limits ..... 1-31  
 School Districts ..... 1-31  
**Plate 1-5: School Districts ..... 1-32**

***DEVELOPMENT STANDARDS..... 1-33***

Existing Zoning Characteristics ..... 1-33  
 Current Zoning in Little Elm..... 1-33  
 Consolidated Subdivision Ordinance..... 1-37  
 Sign Ordinance..... 1-37

# *INTRODUCTION*

## *Purpose of Planning*

Change occurs in every city or town, and change defines a community. Cities and towns are continually evolving into something new and different. The question is not "will the city or town change," the question is "how will the city or town change."

How has Little Elm changed in the last year, or since the year 2000? The changes in Little Elm have been dramatic and to a degree that many cities across the country will never experience. Since 2002, over 1,000 residential building permits have been issued each year. Thousands of people have and will continue to move to Little Elm. This type of change leads to the following questions.

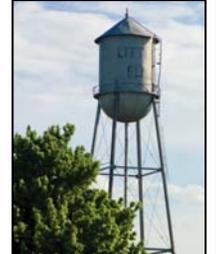
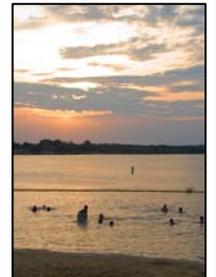
- Where will new residents live?
- Will there be a variety of homes for variety of people and income levels?
- How can the Town help meet the needs of its residents and businesses?
- Will the roads be able to handle the traffic?
- Will there be opportunities for residents to buy a wide range of goods and services within the Town itself?
- Where will there be recreational opportunities?
- How can the Town best maximize the use of the Lewisville Lake?
- What will the Town look and feel like?
- How will Little Elm be different from the surrounding communities?
- How can the Town further develop its own identity?
- How can the lake positively influence development of the Town?

These questions are a small sample of some of the questions planning addresses.

Planning is a proactive tool that is used to meet the needs of people and manage or eliminate problems related to change within a community. Cities today strive to be places where their residents can work and live in a comfortable manner. They attempt, through planning, to improve residents' quality-of-life with providing parks, roadway infrastructure, pedestrian opportunities, opportunities to shop, a sense of community, and a sense of place or identity.

## *Purpose of the Comprehensive Plan*

The Comprehensive Plan is a vision of what the community can become and is a long-range statement of public policy. It sets forth a generalized pattern of land use and transportation corridors and establishes guidelines for their implementation. The Plan includes policies relative to the development of various physical elements in the





community such as transportation, housing, and geographic growth. It provides for the distribution and relationships of various land uses as well as a basis for future development recommendations. These recommendations are supported by a set of goals and objectives drawn from existing conditions and the desires and aspirations of citizens and business leaders. When this Plan is implemented, it will have responded to the goals and objectives encompassed in this report, thus providing a framework for the creation of an attractive environment in which people can live and work.

The Comprehensive Plan, once adopted, becomes the official policy of the Town. It will help guide zoning decisions and serve as a basis for future capital expenditures. The Comprehensive Plan is intended to be flexible and provide latitude for more detailed analysis, which are commonly a part of zoning decisions; however, decisions should be consistent with policies established in the Plan. The Town will undoubtedly face future proposals that are inconsistent with the Plan. Some of these proposals may well be in the best interest of the Town and worthy of future consideration. If proposals are approved differing from the Comprehensive Plan, the Plan should be amended to reflect for the current thinking and objectives.

## *Purpose of the Current Community Profile*

The Current Community Profile examines fact-based characteristics of the Town of Little Elm. It is with this examination that the Town can better understand and identify particular facets that may affect the planning process and, ultimately, Comprehensive Plan recommendations. Therefore, the Current Community Profile provides the Town with a well-documented foundation of socioeconomic and physical characteristics with the following components:

- Previous Planning Efforts,
- Community History,
- Demographic Analysis,
- Existing Land Use,
- Development Patterns, and
- Development Standards.

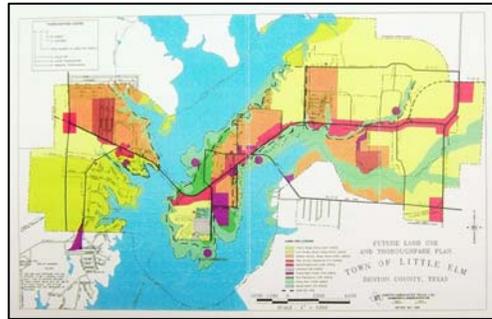
**Disclaimer:** Demographic data sets (e.g., population estimates, age profiles, etc.) have been reported from the most recent documentation available through the U.S. Census, North Central Texas Council of Governments (NCTCOG), Little Elm, or land surveys performed by Sefko Planning Group. It should be noted that some U.S. Census data sets are only updated every ten years. Due to the phenomenal growth since the last U.S. Census in 2000, certain demographic data may not accurately reflect current conditions. Nevertheless, historic data offers insight into past trends and indicates how significant Little Elm's growth has truly been.

## *PREVIOUS PLANNING EFFORTS*

The Town of Little Elm has had a history of Planning. Planning efforts in Little Elm have generally paralleled the growth trends experienced by the community. Although the community has a long history, there was not a strong desire for planning until significant growth turned Little Elm into a booming suburb of the Dallas-Forth Worth metropolitan area.

### *Future Land Use and Thoroughfare Plan*

A Future Land Use and Thoroughfare Plan Map was developed for the Town of Little Elm in 1998. The Map specified the areas that were thought to be best suited for each land use category. The Plan recommended the majority of retail and commercial land use to be located along Eldorado Parkway and F.M. 423. The Plan did not entail specific policy recommendations, but served as a general guideline for development.



1998 Future Land Use and Thoroughfare Plan

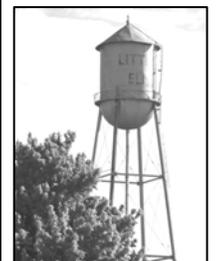
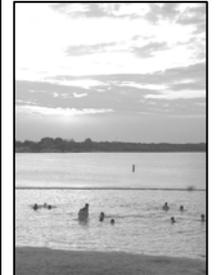
### *Community Development*

#### *Plan 2002 - 2020*

The *Town of Little Elm Community Development Plan 2002-2020* served to provide practical guidelines for determining and addressing service demands in Little Elm. The Plan consisted of six areas of analysis: population, housing, land use, parks, streets, and economic development. Goals, strategies, and recommendations were developed and outlined for each topic. It should be noted that the Plan recognized Little Elm's 0.3 acres of retail/commercial land per 100 persons as significantly below normal levels. Ultimate build out of Little Elm was projected by 2011 with a capacity of approximately 50,000 residents.

### *Comprehensive Plan 2003*

In 2003, a Comprehensive Plan was prepared to address the issue of expanding utility systems in an effort to accommodate the growth of Little Elm. The name *Comprehensive Plan* is somewhat misleading, as the Plan focuses solely on utilities – drainage, water, and



sewer systems. Requirements for serving a larger population are specifically outlined, based on a thorough analysis of the current facilities. In this Plan, Little Elm's ultimate build out is projected to be after the year 2022, with approximately 47,500 residents.

## *Parks Master Plan 2005*

The *Parks, Recreation and Open Space Master Plan* of 2005 was a thorough examination of the existing park land in Little Elm, and serves primarily as a guide for development of the park system through year 2015. The development of linear parks rank among the highest priorities identified in the Plan, with several specific objectives aimed at developing a continuous trail and open space greenbelts system along the creek corridors connecting to the Lewisville Lake shoreline. It is the goal of the Plan to balance the need for recreational opportunities of the growing population with the preservation and protection of the natural landscape and environment.



Park Land



# COMMUNITY HISTORY

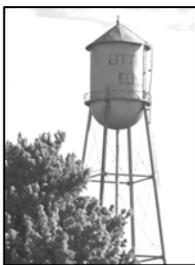
In 1841, the Republic of Texas, with the Texas Emigration and Land Company, awarded an impresario land grant that became known as the Peter's Colony. Among those settlers to receive land under the grant were John and Delilah King. The couple moved from North Carolina to settle their 640 acres in North Texas. In fact, it was their son, C.C. "Kit" King that established the Town of Little Elm in 1844, naming it for the creek banks on which it was located. Just a year later, Kit King helped organize mail service for the area, and by 1852 he was appointed postmaster of Denton County's first post office, which was located in his house.

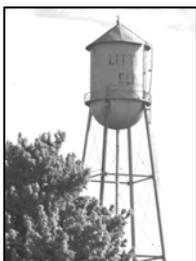
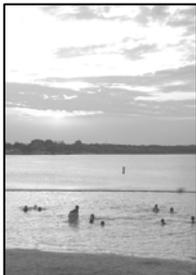
By 1900, Little Elm had a population of 194 residents. The 1930s brought a slight decline, with the Town population at 120. However, by the 1950s the population had risen back to 200 residents, and the Town has continued to grow steadily ever since. In 1966, the Town of Little Elm was officially incorporated. The 1970 Census report was the first for the Town, with a reported population of 363. Since the 1970s, Little Elm has experienced incredible growth.



Areas of Historical Interest

<sup>1</sup> Little Elm 2002 Community Development Plan; Little Elm Community Economic Profile, 2005; Denton County History - <http://dentoncounty.com/history.asp>





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# DEMOGRAPHIC ANALYSIS

People are the most important aspect of any community. The following discussion is intended to provide insight into the historical and existing characteristics of the people of Little Elm. This Demographic Analysis examines fact-based characteristics about the population of the Town. It is with this examination that the Town can better understand and identify particular facets that may affect the planning process and ultimately any Comprehensive Plan recommendations.

**Disclaimer:** Demographic data sets (e.g., population estimates, age profiles, etc.) have been reported from the most recent documentation available through the U.S. Census, North Central Texas Council of Governments (NCTCOG), Little Elm, or land surveys performed by Sefko Planning Group. It should be noted that some U.S. Census data sets are only updated every ten years. Due to the phenomenal growth since the last U.S. Census in 2000, certain demographic data may not accurately reflect current conditions. Nevertheless, historic data offers insight into past trends and indicates how significant Little Elm's growth has truly been.

## Population Growth

The Town of Little Elm, in association with much of North Central Texas, has experienced steady population growth, in some cases to an extraordinary degree. While the growth of a town is often sought after and much desired, it also brings about additional demands and requirements. Without a thorough analysis of the population changes in both Little Elm and surrounding communities, it is impossible to adequately plan and prepare for the future of the Town.

## Growth of Little Elm

As Table 1-1 shows, the Town of Little Elm has been growing steadily since its first Census report in 1970. Although growth has been continual, the rate at which growth has occurred varies considerably. Between 1970 and 1980, the population grew by over 155 percent, and in the following decade, changed by only 35.5 percent.

By the year 2000, Little Elm reached a population of 3,646 and the years since have brought explosive growth, as seen in Table 1-2. In the short period between 2000 and 2004, the compounded annual growth rate reached approximately 42 percent, before slowing to below ten percent in the years following, resulting in a projected 2008 population of 22,668 Little Elm residents.

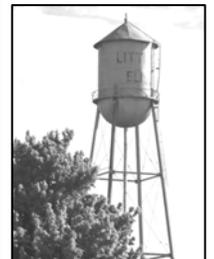
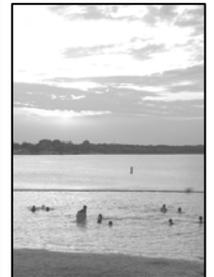




Table 1-1  
 Population by Decade: 1970 – 2000  
 Town of Little Elm, Texas

Year	Population	Change	Percent Change
1970	363	—	—
1980	926	563	155.1%
1990	1,255	329	35.5%
2000	3,646	2,391	190.5%

Source: U.S. Census

Table 1-2  
 Population Growth: 2000 – 2008  
 Town of Little Elm, Texas

Year	Population	Change	Percent Change	Compound Annual Growth Rate (CAGR)	
2000	3,464	—	—	42.04%	26.47%
2001	5,059	1,595	46.05%		
2002	7,450	2,391	47.26%		
2003	11,200	3,750	50.34%		
2004	14,100	2,900	25.89%	9.74%	
2005	17,150	3,050	21.63%		
2006	19,900	2,750	16.03%		
2007	21,793	1,893	9.51%		
2008	22,668	875	4.02%		

Source: U.S. Census; Town of Little Elm; Sefko Planning Group

## Growth of Surrounding Cities

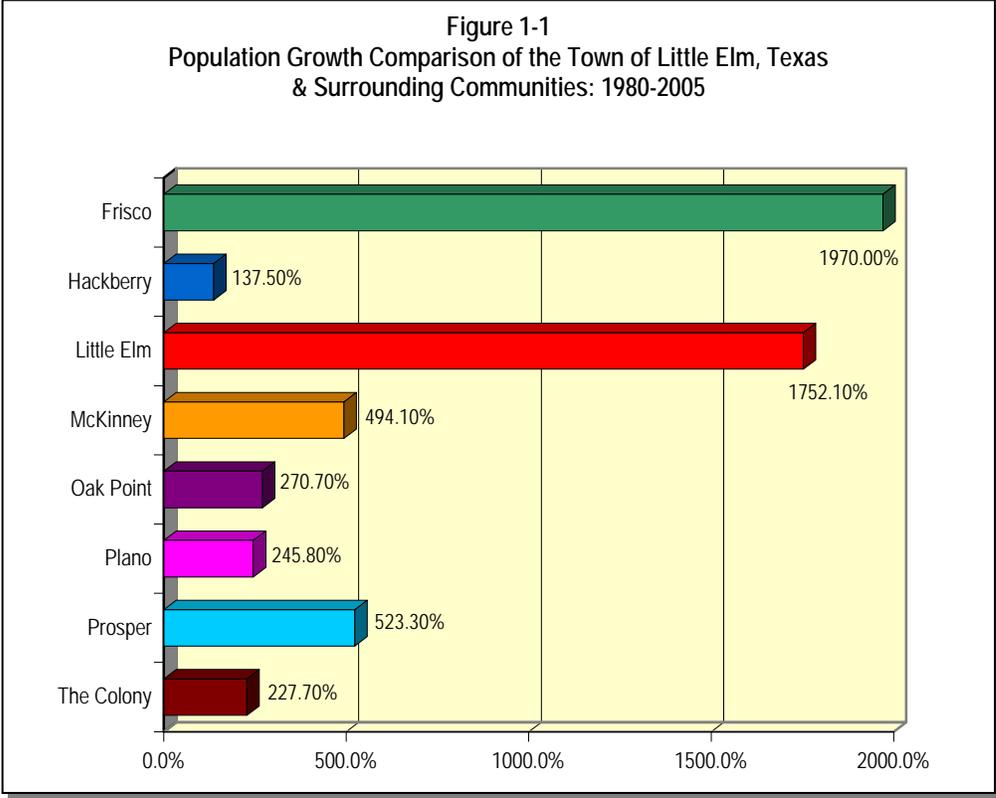
Little Elm is certainly not alone in its growth trend, with virtually all of the surrounding communities experiencing much of the same. In the 25 years from 1980 to 2005, Little Elm grew over 1,752 percent, second only to Frisco, as shown in **Table 1-3** and graphically represented in **Figure 1-1**. Hackberry, the smallest of the surrounding cities, experienced the lowest percent of population growth with an increase of 137.5 percent.

Table 1-3  
 Population Growth: 1980 – 2005  
 Town of Little Elm, Texas & Surrounding Communities

Year	City							
	Frisco	Hackberry	Little Elm	McKinney	Oak Point	Plano	Prosper	The Colony
1980	3,420	N/A	926	16,256	N/A	72,331	675	11,586
1990	6,138	200	1,255	21,283	645	127,885	1,018	22,113
2000	33,714	544	3,646	54,369	1,747	222,030	2,097	26,531
2005	70,793	475	17,150	96,581	2,391	250,096	4,207	37,972
Percent Change	1,970.0%	137.5%	1,752.1%	494.1%	270.7%	245.8%	523.3%	227.7%

Source: U.S. Census

Note: The Census did not report populations for Hackberry and Oak Point in 1980.



# Population Diversity

## Age Distribution

The age distribution of the Little Elm population can help to guide the Town as to the needs and requirements of its citizens. However, the latest data available for analysis is from the 2000 U.S. Census. Therefore, data may not accurately reflect the current population age distribution. An analysis of the 2000 population is represented in **Table 1-4**, with percentages graphically displayed in **Figure 1-2**. The largest percentage of the Little Elm population is that of the *Prime Labor Force*, or those from 25 to 44 years of age, comprising 38.4 percent of the population. The median age in Little Elm is relatively young, at 28.1 years. The second largest age group is that of young Little Elm residents, aged 0 to 14 years, comprising 28.8 percent. The elderly population, those aged 65 and over constitute the smallest age group in Little Elm with 3.9 percent of the population.

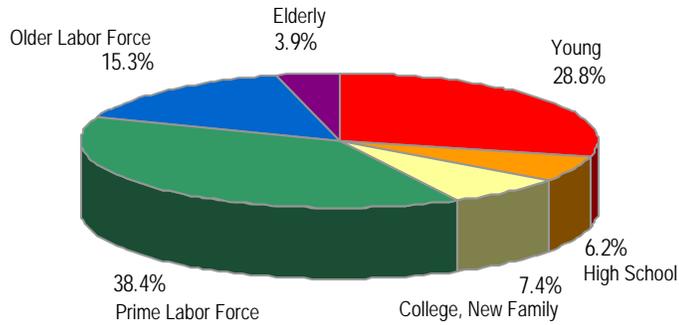




**Table 1-4**  
**Age Distribution: 2000**  
**Town of Little Elm, Texas**

<i>Age Group</i>	<i>Number</i>	<i>Percent</i>
Young (0-14 Years)	1,050	28.8%
High School (15-19 Years)	225	6.2%
College, New Family (20-24 Years)	271	7.4%
Prime Labor Force (25-44 Years)	1,399	38.4%
Older Labor Force (45-64 Years)	556	15.3%
Elderly (65 and Over)	145	3.9%
Total	3,646	100%
Median Age	28.1 Years	
Source: U.S. Census		

**Figure 1-2**  
**Age Distribution: 2000**  
**Town of Little Elm, Texas**



## Race/Ethnicity

Table 1-5 depicts trends in ethnic composition for the Town of Little Elm from 1990 to 2000. In both the 1990 and 2000 Census, the *Caucasian* category made up the largest individual ethnic group. However, Little Elm has become more ethnically diverse since 1990. This trend is occurring in many cities throughout the State and is likely to continue in the future. Over the 10-year period, the *Caucasian* group decreased from 84.6 percent of the population in 1990 to just over 79 percent in 2000. The *Hispanic* group is the largest minority group, and has increased from 16 percent in 1990 to 23 percent in 2000. In addition, the *African-American* group has also experienced a substantial increase in population. From 1990 to 2000, the percentage of *African-Americans* within the community has roughly doubled, increasing from 1.3 percent in 1990 to 3 percent in 2000. The only group to decrease, other than *Caucasian*, is the *American Indian* group, which dropped from 0.9 percent in 1990 to 0.6 percent of the population in 2000. Figure 1-3 illustrates the ethnic composition of Little Elm in 2000.

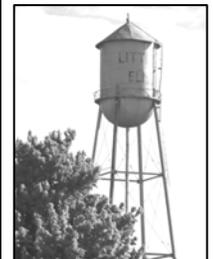
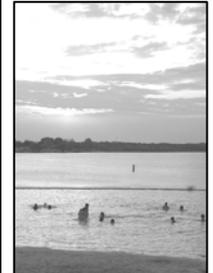
Table 1-5  
 Race/Ethnic Comparison: 1990 & 2000  
 Town of Little Elm, Texas

Race/Ethnicity	1990		2000	
	Number	Percent	Number	Percent
African-American	16	1.3%	108	3.0%
American Indian	11	0.9%	23	0.6%
Asian	8	0.6%	29	0.8%
Caucasian	1,062	84.6%	2,889	79.2%
Hispanic Origin (of any race) <sup>(1)</sup>	202	16.0%	837	23.0%
Other Race	158	12.6%	516	14.2%
Two or More Races <sup>(2)</sup>	—	—	81	2.2%
Total Population	1,255		3,646	

Source: U.S. Census

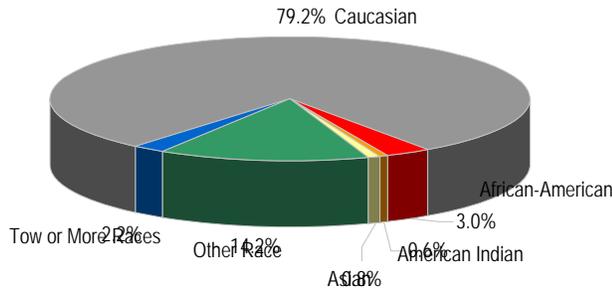
<sup>(1)</sup> 1990 Census included "Two or More Races" with the "Other Race" category

<sup>(2)</sup> Numbers will not equal total population and percentage will equal greater than 100 percent when added together due to the inclusion of the *Hispanic* group in all ethnic/race groups.





**Figure 1-3**  
**Race/Ethnic Composition: 2000**  
**Town of Little Elm, Texas**



Note: Hispanic Origin is not shown, due to its inclusion in all ethnic/race groups.

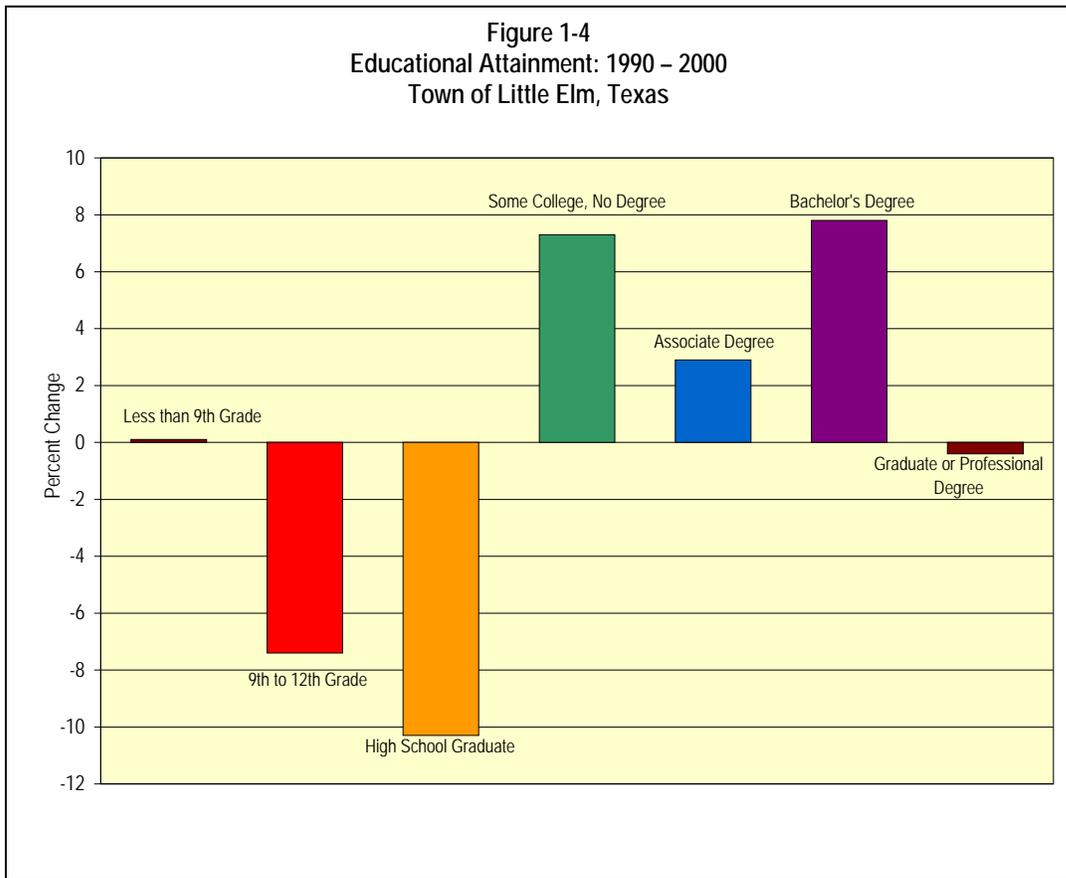
## *Educational Attainment*

The educational attainment of a community is an important factor that influences the employment base, income potential, and demands on the local educational system. **Table 1-6** and **Figure 1-4** (on the following page) illustrate the highest education level attained by Little Elm residents (25 years and over), as reported by the 1990 and 2000 U.S. Census.

**Table 1-6**  
**Educational Attainment Comparison: 1990 & 2000**  
**Town of Little Elm, Texas**

<i>Highest Education Level</i>	<i>1990</i>		<i>2000</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than 9 <sup>th</sup> Grade	66	9.3%	197	9.4%
9 <sup>th</sup> to 12 <sup>th</sup> Grade	151	21.4%	295	14.0%
High School Graduate (includes GED)	254	35.9%	537	25.6%
Some College, No Degree	145	20.5%	583	27.8%
Associate Degree	24	3.4%	132	6.3%
Bachelor's Degree	45	6.4%	298	14.2%
Graduate or Professional Degree	22	3.1%	57	2.7%
Total Population (25 Years and Over)	707	100%	2,100	100%
Source: U.S. Census				

Overall, the population of Little Elm has become more educated, with increases in all college level education categories, with the exception of *Graduate or Professional Degree*, which decreased slightly. The greatest change during the decade was that of *High School Graduate*, which decreased over 10 percent – an indication that more Little Elm students are continuing their education into college. The smallest change was that of *Less than a 9<sup>th</sup> Grade* education level, which rose slightly, from 9.3 percent to 9.4 percent.



## Household Income

An analysis of household income comparisons from 1990 to 2000, shown in **Table 1-7**, indicates a decrease in the lower income levels and an increase in the middle- and high-income levels. In 1990, income levels under \$35,000 accounted for 54 percent of all households, while in 2000 only 28.9 percent of households earned less than \$35,000 annually. Income levels from \$35,000 to \$99,999 rose from 44.7



percent in 1990 to 62.3 percent in 2000. Similarly, household incomes over \$100,000 also increased, from only 1.2 percent in 1990 to 8.8 percent in 2000.

Table 1-7  
 Household Income Comparison: 1990 & 2000  
 Town of Little Elm, Texas

Income Level	1990		2000	
	Number	Percent	Number	Percent
Less than \$10,000	43	10.6%	77	6.4%
\$10,000 to \$14,999	27	6.6%	50	4.1%
\$15,000 to \$24,999	64	15.7%	112	9.2%
\$25,000 to \$34,999	86	21.1%	112	9.2%
\$35,000 to \$49,999	114	28.0%	249	20.6%
\$50,000 to \$74,999	46	11.3%	320	26.4%
\$75,000 to \$99,999	22	5.4%	185	15.3%
\$100,000 to \$149,999	5	1.2%	76	6.3%
\$150,000 to \$199,999	0	0.0%	19	1.6%
\$200,000 or More <sup>(1)</sup>	N/A	N/A	11	0.9%
Total Number of Households	407	100.0%	1,211	100.0%
Median Household Income	\$33,413		\$50,281	

Source: U.S. Census  
<sup>(1)</sup> The 1990 Census did not include the category of household income of \$200,000 or more

## Housing Market

### Average Home Values

Increasing average home values are a positive indicator of the Town's economic condition and sustainability. The average home values and percent changes are shown in **Table 1-8**. Since 1999, the peak of home value increases occurred in 2001, with an average home value increase of almost 33 percent. Home values have continued to increase, but have slowed somewhat, with only single digit increases since 2003.

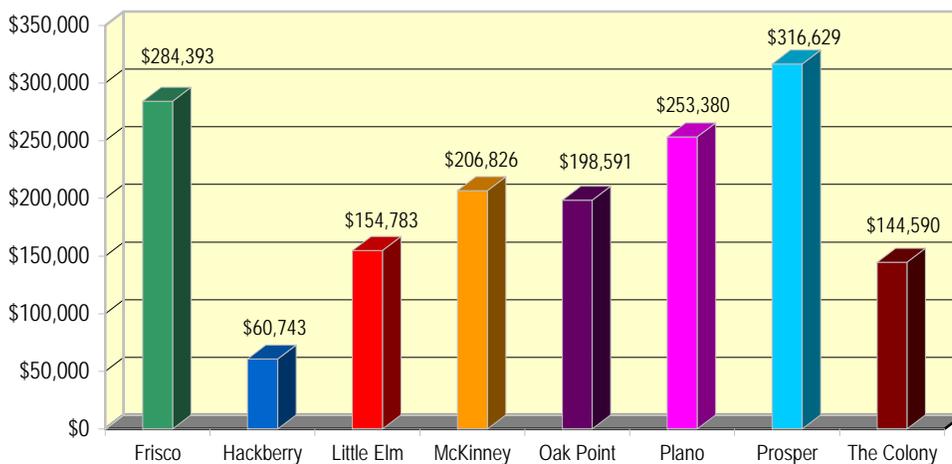
When the home values of Little Elm are compared to its surrounding cities, it is clear that Little Elm is more affordable than most of its counterparts, with an average home value of \$154,783, as shown in **Figure 1-5**. Hackberry has the lowest average home value at \$60,743. The only city with values similar to that of Little Elm is The Colony, with \$144,590 as the average home value. The cities of Frisco and Prosper represent the highest values, with \$283,393 and \$316,629 respectively.

**Table 1-8**  
**Average Home Valuations: 1999 – 2007**  
**Town of Little Elm, Texas**

Year	Average Home Value	Price Increase	Percent Change	Percent Change 1999 – 2006
1999	\$68,525	—	—	116.7%
2000	\$78,350	\$9,825	14.3%	
2001	\$104,149	\$25,799	32.9%	
2002	\$120,994	\$16,845	16.2%	
2003	\$127,843	\$6,849	5.7%	
2004	\$131,678	\$3,835	3.0%	
2005	\$142,068	\$10,390	7.9%	
2006	\$148,470	\$6,402	4.5%	
2007	\$154,783	\$6,313	4.3%	

Source: Denton County Appraisal District

**Figure 1-5**  
**Average Home Valuations: 2007**  
**Town of Little Elm, Texas & Surrounding Communities**



Sources: Denton County Appraisal District; Collin County Appraisal District

## Household Type

While the number of households in Little Elm almost tripled from 1990 to 2000, the composition of household types remained very constant, as shown in Table 1-9. Family households make up the vast majority of all households in Little Elm, varying only three-tenths of a percentage point from 1990 to 2000, with 80.1 percent and 79.8 percent respectively. Correspondingly, non-family households continue to remain very close to the 20 percent mark, with 19.9 percent reported in 1990 and up just slightly to 20.2 percent in 2000.





Table 1-9  
 Household Type Comparison: 1990 & 2000  
 Town of Little Elm, Texas

Household Type	1990		2000	
	Number	Percent	Number	Percent
Family Households	326	80.1%	965	79.8%
Non-Family Households	81	19.9%	245	20.2%
Total Households	407	100.0%	1,210	100.0%
Source: U.S. Census				

### Persons per Household

As shown in Table 1-10, the number of persons per household in Little Elm has changed very slightly from 1990 to 2000. A steady persons per household number of just over three people coincides with a consistently dominant family household type, which accounts for four-fifths of all Little Elm households.

Table 1-10  
 Persons per Household Comparison: 1990 & 2000  
 Town of Little Elm, Texas

Category	1990	2000
Persons per Household	3.08	3.01
Total Households	407	1,210
Total Population	1,255	3,646
Source: U.S. Census		

### Renter / Owner Occupied

An analysis of renter- versus owner-occupied housing can provide Little Elm with a basis upon which to evaluate the affordability of housing stock as well as future housing conditions. A low percentage of renter-occupied housing can be an indication of a lack of affordable housing, while a high percentage of renter-occupied housing can be an indication of future decline of housing conditions. It is generally believed that owner-occupied housing is better maintained than renter-occupied; therefore, a high number of rental units can lead to poor housing conditions in years to come. Table 1-11 depicts the 1990 and 2000 renter versus owner occupied housing units for Little Elm.

Table 1-11  
 Renter / Owner Occupied Comparison: 1990 & 2000  
 Town of Little Elm, Texas

Category	1990		2000	
	Number	Percent	Number	Percent
Occupied Housing Units	407	60.2%	1,210	92.9%
Owner Occupied Housing Units	288	70.8%	1,001	82.7%
Renter Occupied Housing Units	119	29.2%	209	17.3%
Vacant Housing Units	269	39.8%	92	7.1%
Total Housing Units	676	100.0%	1,302	100.0%
Source: U.S. Census				

# EXISTING LAND USE

## *The Purpose of Analyzing Existing Land Use*

The pattern of land use that exists today greatly influences the growth pattern and future design of the Town. The Town has been surveyed and land uses documented for each parcel. **Plate 1-1** represents a map of the existing land uses for the Town of Little Elm. One of the principal goals that leads communities to engage in a comprehensive planning process is to provide for the orderly and efficient use of land. Just as a house cannot be successfully constructed without a plan in the form of blueprints, a community cannot be successfully developed without a plan that considers future land use. The foundation of Little Elm's Future Land Use Plan, which will be addressed later during this comprehensive planning process, is rooted in analysis of the Town's existing land use pattern.

The way in which Little Elm has developed thus far has largely been a product of market demand. The pattern of land use that exists today within the Town has evolved to satisfy the needs of the local population as it has grown, both in geographic size and in population. The activities of the residents of a community create a need for a variety of land uses including residential, retail, commercial, recreational, office, and industrial areas. Therefore, the discussion of the Town's existing land use pattern will ultimately help the Future Land Use Plan reflect local market needs.

## *Land Use Survey Methodology*

In October 2006, a parcel-by-parcel land use survey was conducted by automobile for all areas within the existing Town limits. Each parcel was color-coded and documented according to the following categories:

### *Residential Land Uses*

#### Single-Family Residences

*One-family dwellings and related accessory buildings,*

#### Duplex Residences

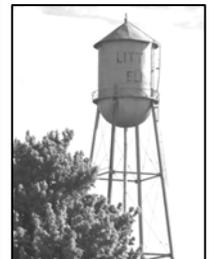
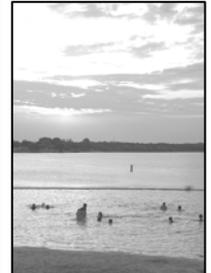
*Duplex dwellings and related accessory buildings,*

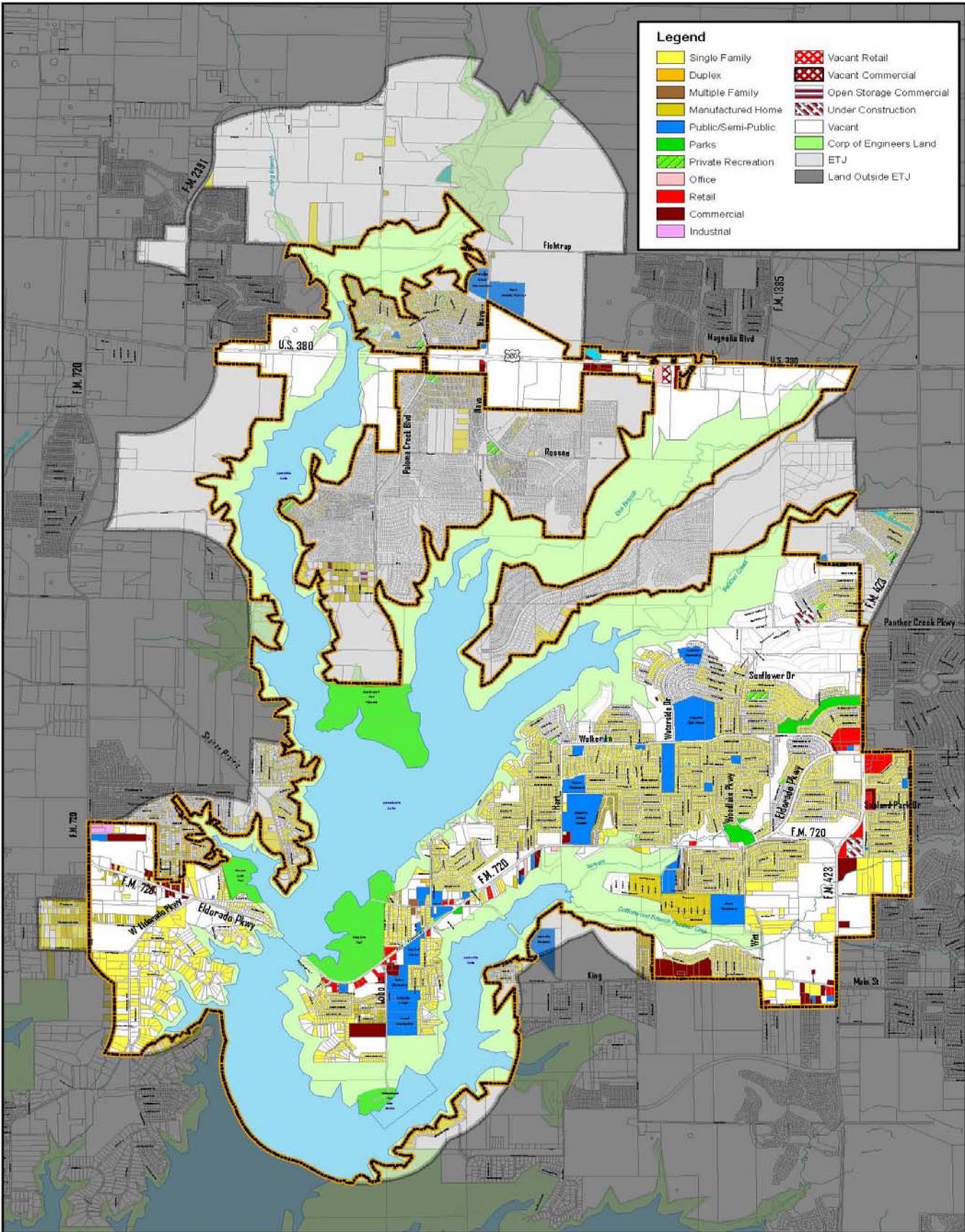
#### Multiple-Family Residences

*Apartments, rooming houses and related accessory buildings,*

#### Manufactured Homes

*A manufactured home located on a lot or parcel and used as a dwelling;*





## *Public, Semi-Public and Related Uses*

Schools, churches, cemeteries and public buildings;

## *Parks*

Parks, playgrounds and public open space;

## *Private Recreation*

Private parks, private playgrounds and private pools;

## *Office Uses*

Professional/administrative offices, doctors, dentists, real estate, architects, accountants, secretarial service, etc.;

## *Retail Uses*

Retail stores, shops and personal service establishments, shopping centers, service stations and any associated off-street parking facilities;

## *Commercial Uses*

Commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, broadcasting/ telecommunications towers and facilities, wholesale establishments, sale of used merchandise, welding shops and any associated off-street parking facilities;

## *Industrial Uses*

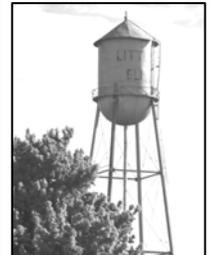
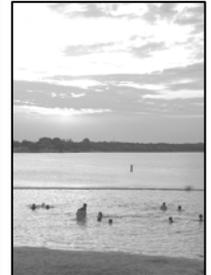
Processing, manufacturing, storage, fabrication, assembly and repairing, or other enterprises with significant external effects;

## *Streets and Alleys (Rights -of-Way)*

Land dedicated to public use for street and alley rights-of-way whether open or closed to use; and

## *Vacant/Undeveloped and Agricultural Uses*

Vacant land having no apparent use or land used for agricultural purposes (ranching or farming).





## Existing Land Use Analysis

Table 1-12, Table 1-13, and Table 1-14 separate the land use information into three categories: existing land use within the Town limits only, existing land use within the extraterritorial jurisdiction (ETJ) only, and finally, existing land use within the combined area of the Town limits and ETJ. For the purposes of this chapter, Table 1-12 will be primarily analyzed.

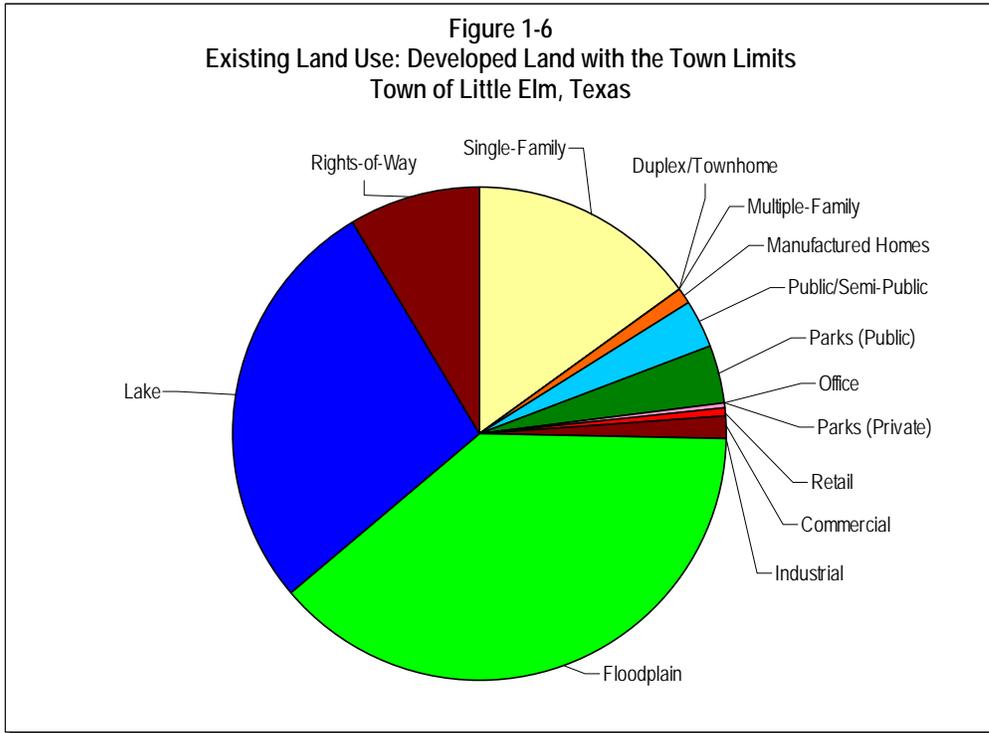
## Developed Land

Table 1-10 and Figure 1-6 show that the largest use of developed land within the Town limits is floodplain, which accounts for approximately 38.6 percent of all developed land. The floodplain is considered developed land for the purpose of this discussion because the opportunity to develop such land is extremely limited. Lewisville Lake is the second largest land use within the Town limits. Residential uses consist of 16.2 percent of the total developed land, with most residential use being single-family dwellings. Rights-of-way account for 8.7 percent of the developed land. Notably, non-residential uses (e.g., office, retail, commercial, and industrial) consume only 2.3 percent of the Town's developed area.

Table 1-12  
 Existing Land Use: 2008 Town Limits  
 Town of Little Elm, Texas (Population 22,688)

<i>Land Use Category</i>	<i>Acres</i>	<i>% of Developed Land</i>	<i>% of Total Land</i>	<i>Acres/100 Persons</i>
Single-Family	1,540.0	14.9%	12.9%	6.79
Duplex/Townhome	12.0	0.1%	0.1%	0.05
Multiple-Family	3.0	0.0%	0.0%	0.01
Manufactured Homes	118.0	1.1%	1.0%	0.52
<i>Residential Sub-Total</i>	<i>1,673.0</i>	<i>16.2%</i>	<i>14.0%</i>	<i>7.38</i>
Public/Semi-Public	311.0	3.0%	2.6%	1.37
Parks (Public)	387.0	3.8%	3.2%	1.71
Parks (Private)	9.0	0.1%	0.1%	0.04
<i>Public Sub-Total</i>	<i>707.0</i>	<i>6.9%</i>	<i>5.9%</i>	<i>3.12</i>
Office	12.0	0.1%	0.1%	0.05
Retail	67.0	0.7%	0.6%	0.30
Commercial	153.0	1.5%	1.3%	0.67
Industrial	7.0	0.1%	0.1%	0.03
<i>Non-residential Sub-Total</i>	<i>239.0</i>	<i>2.3%</i>	<i>2.0%</i>	<i>1.05</i>
<i>Floodplain</i>	<i>3,974.0</i>	<i>38.6%</i>	<i>33.3%</i>	<i>17.53</i>
<i>Lake</i>	<i>2,813.0</i>	<i>27.3%</i>	<i>23.6%</i>	<i>12.41</i>
<i>Rights-of-Way</i>	<i>900.0</i>	<i>8.7%</i>	<i>7.5%</i>	<i>3.97</i>
<b>Total Developed Land</b>	<b>10,306.0</b>	<b>100.0%</b>	<b>86.4%</b>	<b>45.5</b>
<i>Vacant</i>	<i>1,621.0</i>	<i>NA</i>	<i>13.6%</i>	<i>7.15</i>
<b>Total Land within Town Limits</b>	<b>11,927.0</b>	<b>NA</b>	<b>100.0%</b>	<b>52.62</b>

Source: Sefko Planning Group

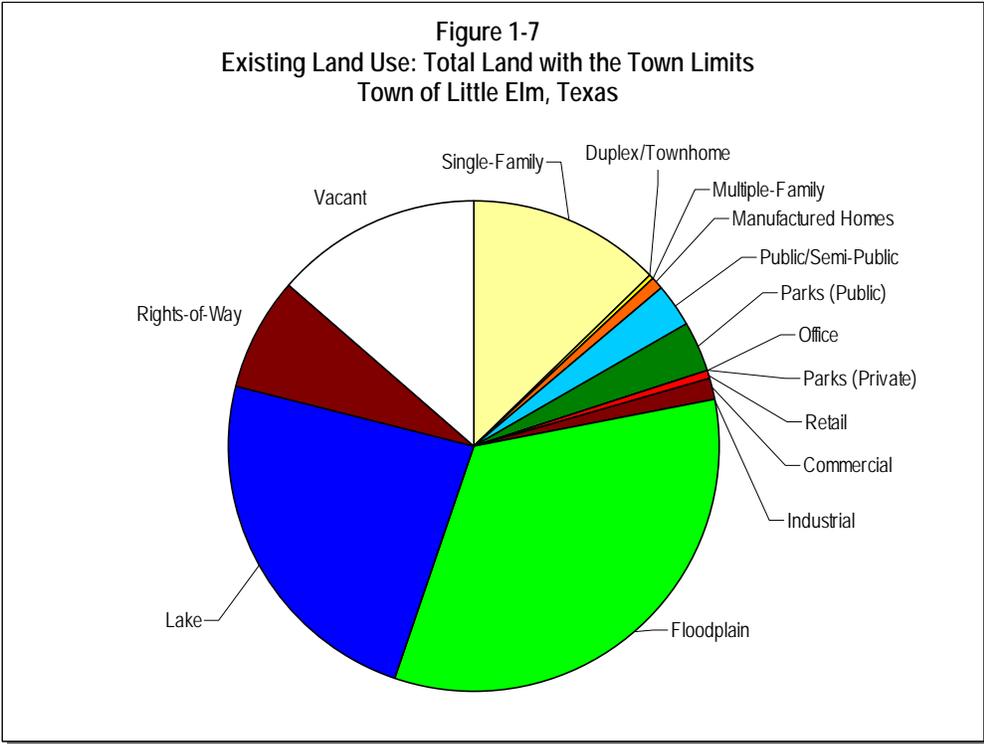


## Undeveloped Land

Undeveloped land consists of land that has not been developed (i.e., vacant properties). Approximately 1,621 acres of the land within the Town has yet to be developed, as **Table 1-10** shows. Vacant land will become increasingly important in the future as development occurs. It is the existing vacant/undeveloped land that will enable Little Elm to accommodate increases in population and provide opportunities for economic growth. Furthermore, as the vacant areas of the Town develop, the look, feel, and identity of Little Elm will be shaped.

The importance of vacant areas also lies in the fact that it is this land wherein decisions will have to be made regarding service provision and roadway construction, because it is the availability of such services and related access that will make these areas attractive for development. It is important to note also that most communities do not develop such that 100 percent of the land is utilized; generally, approximately five to ten percent remains vacant.





### *Current Land Use Densities*

Another method of analyzing land use is to examine current land use densities – that is, establishing how much land is being consumed for each type of land use by the current population. As **Table 1-10** shows, this information is provided within the column labeled *Acres/100 Persons*. The base population used for the calculations was a January 1, 2008 estimate for Little Elm of 22,668 people.

The density of single-family residential land use is 6.79 *Acres/100 Persons*, or 0.0679 acre for each Little Elm resident. This indicates a relatively low-density development pattern. Other residential land uses, with the exception of manufactured homes (0.52 *Acres/100 Persons*), have negligible calculations related to *Acres/100 Persons* due to the fact that there are not many acres used for other types of residential land use.

Also important is the ratio of retail uses to the population. A high ratio of between 0.6 and 0.7 *Acres/100 Persons* is representative of a community that is capturing the retail demand generated by the local population, as well as that of other nearby communities or the county. A ratio of around 0.5 *Acres/100 Persons* is considered average, meaning that a community is capturing most of the retail demand generated by the local population. A low ratio, between 0.3 and 0.4 *Acres/100 Persons*, results when the local population is traveling elsewhere to patronize retail establishments. Little Elm has a low ratio of retail uses to population at 0.30

*Acres/100 Persons.* This is likely indicative of the fact that citizens in Little Elm travel to other communities for their shopping needs. It also likely indicates that Little Elm is not capturing much of the retail sales opportunities provided by its residents and people traveling through the Town. Ways to address this issue will be included in the Future Land Use Plan chapter of this Comprehensive Plan.

Table 1-13  
 Existing Land Use: 2008  
 Extraterritorial Jurisdiction (ETJ)  
 Town of Little Elm, Texas (Population 5,600)

<i>Land Use Category</i>	<i>Acres</i>	<i>% of Developed Land</i>	<i>% of Total Land</i>	<i>Acres/100 Persons</i>
Single-Family	419.0	16.8%	6.6%	7.48
Duplex/Townhome	3.0	0.1%	0.0%	0.05
Multiple-Family	0.0	0.0%	0.0%	0.00
Manufactured Homes	99.0	4.0%	1.6%	1.77
<i>Residential Sub-Total</i>	<u>521.0</u>	<u>20.8%</u>	<u>8.2%</u>	<u>9.30</u>
Public/Semi-Public	87.0	3.5%	1.4%	1.55
Parks (Public)	0.0	0.0%	0.0%	0.00
Parks (Private)	20.0	0.8%	0.3%	0.36
<i>Public Sub-Total</i>	<u>107.0</u>	<u>4.3%</u>	<u>1.7%</u>	<u>1.91</u>
Office	0.0	0.0%	0.0%	0.00
Retail	0.0	0.0%	0.0%	0.00
Commercial	4.0	0.2%	0.1%	0.07
Industrial	0.0	0.0%	0.0%	0.00
<i>Non-residential Sub-Total</i>	<u>4.0</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.07</u>
<i>Floodplain</i>	<u>1,168.0</u>	<u>46.7%</u>	<u>18.4%</u>	<u>20.86</u>
<i>Lake</i>	<u>0.0</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.00</u>
<i>Rights-of-Way</i>	<u>700.0</u>	<u>28.0%</u>	<u>11.0%</u>	<u>12.50</u>
<b>Total Developed Land</b>	<b>2,500.0</b>	<b>100.0%</b>	<b>39.4%</b>	<b>44.6</b>
<i>Vacant</i>	3,839.0	NA	60.6%	68.55
<b>Total Land within ETJ</b>	<b>6,339.0</b>	<b>NA</b>	<b>100.0%</b>	<b>113.20</b>
Source: Sefko Planning Group				





Table 1-14  
 Existing Land Use: 2008  
 Combined: Town Limits and ETJ  
 Town of Little Elm, Texas (Population 28,268)

<i>Land Use Category</i>	<i>Acres</i>	<i>% of Developed Land</i>	<i>% of Total Land</i>	<i>Acres/100 Persons</i>
Single-Family	1,959.0	15.3%	10.7%	6.93
Duplex/Townhome	15.0	0.1%	0.1%	0.05
Multiple-Family	3.0	0.0%	0.0%	0.01
Manufactured Homes	217.0	1.7%	1.2%	0.77
<i>Residential Sub-Total</i>	<u>2,194.0</u>	<u>17.1%</u>	<u>12.0%</u>	<u>7.76</u>
Public/Semi-Public	398.0	3.1%	2.2%	1.41
Parks (Public)	387.0	3.0%	2.1%	1.37
Parks (Private)	29.0	0.2%	0.2%	0.10
<i>Public Sub-Total</i>	<u>814.0</u>	<u>6.4%</u>	<u>4.5%</u>	<u>2.88</u>
Office	12.0	0.1%	0.1%	0.04
Retail	67.0	0.5%	0.4%	0.24
Commercial	157.0	1.2%	0.9%	0.56
Industrial	7.0	0.1%	0.0%	0.02
<i>Non-residential Sub-Total</i>	<u>243.0</u>	<u>1.9%</u>	<u>1.3%</u>	<u>0.86</u>
<i>Floodplain</i>	<u>5,142.0</u>	<u>40.2%</u>	<u>28.2%</u>	<u>18.19</u>
<i>Lake</i>	<u>2,813.0</u>	<u>22.0%</u>	<u>15.4%</u>	<u>9.95</u>
<i>Rights-of-Way</i>	<u>1,600.0</u>	<u>12.5%</u>	<u>8.8%</u>	<u>5.66</u>
<b>Total Developed Land</b>	<b>12,806.0</b>	<b>100.0%</b>	<b>70.1%</b>	<b>45.3</b>
<i>Vacant</i>	5,460.0	NA	29.9%	19.32
<b>Total Land (Town Limits &amp; ETJ)</b>	<b>18,266.0</b>	<b>NA</b>	<b>100.0%</b>	<b>64.62</b>

Source: Sefko Planning Group

### *Summarized Land Use Characteristics*

The following statements summarize the major features of Little Elm's existing land use pattern:

1. The Town has a low ratio of retail acres in relation to its population, 0.29 *Acres/100 Persons*. This factor tends to indicate that citizens and visitors purchase some of their goods from other area communities.
2. Of the developed portion of the Town, floodplain is the predominant land use.
3. Single-family land uses are concentrated primarily on the east side of the lake.
4. Multiple-family, office, and industrial land uses account for a negligible amount of land within the Town.
5. There are many vacant tracts along major roadways, such as Eldorado Parkway and Highway 380, which may provide the Town with opportunities for economic development.
6. To the north, the Town's ETJ contains the largest vacant tracts for future development.
7. Within the combined area of the Town Limits and ETJ, approximately 70 percent of the land is developed and 30 percent is vacant/undeveloped.

# DEVELOPMENT PATTERNS AND TRENDS

## *Lewisville Lake<sup>2</sup>*

Lewisville Lake has had a profound impact and the pattern of land use that exists today. The history of Lewisville Lake dates back to 1920's. During that time, the City of Dallas was in need of a new water supply to replace White Rock Lake. The City of Dallas constructed a new lake, Lake Dallas, next to the small community of Garza (now the City of Lake Dallas). Lake Dallas had a 194,000-acre-foot capacity at an elevation of 525 feet, and covered 10,000 acres.

In an effort to provide for flood control and conservation, Congress passed the River and Harbor Act of March 2, 1945. This act led to the construction of four lakes within the Trinity River Basin. The Corps of Engineers started construction of a new dam to impound the waters of the Little Elm, Clear, Stewart, Pecan, and Hickory Creeks.



Lewisville Lake

With the impoundment of water starting the year before, the dam was completed in 1955 and measured 155 feet high and 33,000 feet long. The newly formed lake was called the Garza-Little Elm Reservoir. Two years later, on October 28, 1957, the Garza-Little Elm Reservoir and Lake Dallas were combined when the old Garza Dam was breached. Afterwards, the Garza-Little Elm Reservoir was thirteen miles long and had a 436,000-acre-foot capacity at an elevation of 515 feet.

There was confusion of the legal name of the new lake for sometime. In 1955, Congress passed legislation that designated the name of the dam the Lewisville Dam. Then in 1960, the Garza-Little Elm Reservoir was designated Lewisville Reservoir. However, in 1961, the decision to rename the lake was reversed and the lake's official name remained the Garza-Little Elm Reservoir until the mid-1970s, when it was designated Lewisville Lake. (Refer the **Plate 1-2** for a depiction of both lakes.)

<sup>2</sup> Source: The Handbook of Texas Online; (November 2006); [www.tsha.utexas.edu](http://www.tsha.utexas.edu)



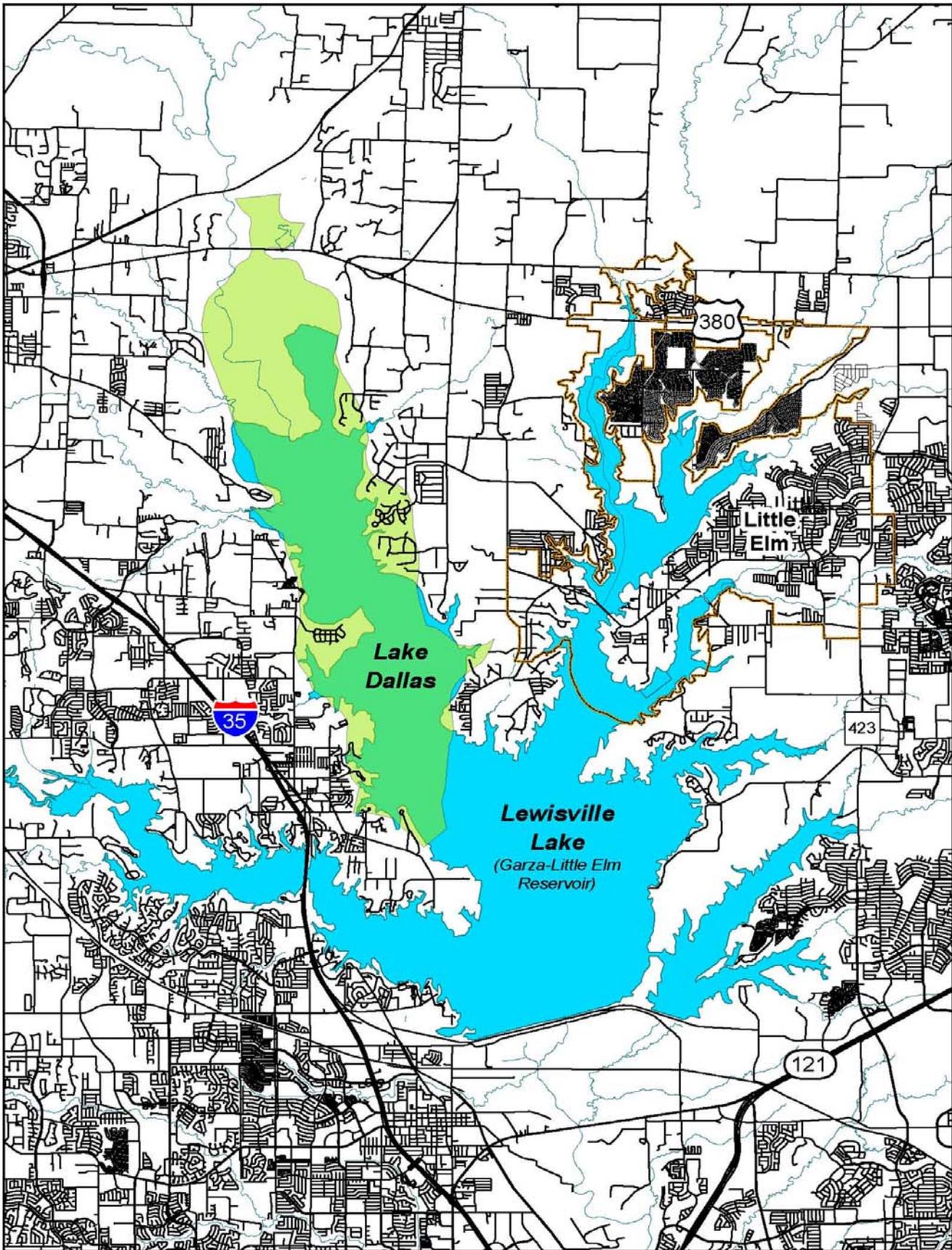


Plate 1-2



# Lewisville Lake



## Single-Family Lot Analysis

Rapid single-family residential development goes hand-in-hand with the level of population growth that Little Elm has experienced in the last few years. Lot size diversity is an important feature of single-family development. It is therefore necessary to examine the characteristics of Little Elm's existing inventory of single-family lots.

Successful communities strive to provide housing types sufficient to meet the needs of all residents in all stages of life. Residents should have different housing choices within a community to meet their needs as they enter different stages of life. As Little Elm ages and is no longer on the cutting edge of growth in the Dallas-Fort Worth Metroplex, housing diversity is going to be of paramount importance to ensuring that Little Elm remains a community in which people can have a high quality-of-life.

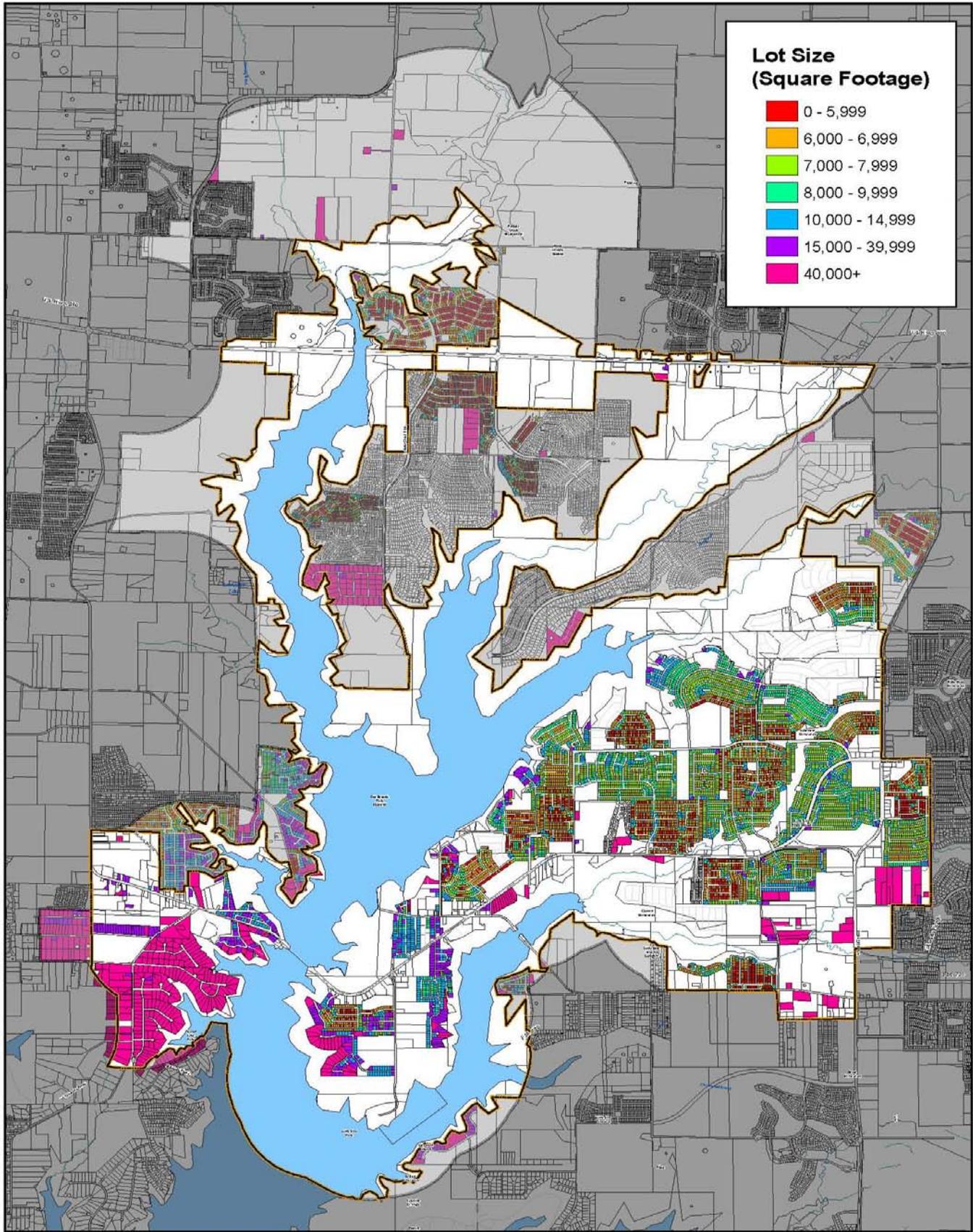
Plate 1-3 shows the range of single-family residential lots within Little Elm. Table 1-15 depicts the composition of the lots. Approximately 27.6 percent of all single-family residential lots within Little Elm range between 6,000 – 6,999 square feet in size. The second largest category is lots under 6,000 square feet. Then, lots ranging between 7,000 - 7,999 square feet are the third largest category. These three top categories (lots 7,999 square feet in size or smaller) comprise 71.2 percent of the Town's housing stock. Only 7.4 percent of lots within the Town are larger than 15,000 square feet.

Table 1-15  
 Lot Size Analysis  
 Town of Little Elm, Texas

Lot Size (sq. ft.)	Acreage	Percent	Lots	Percent
Under 6,000	273.0	9.5%	2,745	22.2%
6,000 - 6,999	461.0	16.1%	3,411	27.6%
7,000 - 7,999	528.0	18.4%	2,641	21.4%
8,000 - 9,999	317.0	11.0%	1,587	12.8%
10,000 - 14,999	278.0	9.7%	1,051	8.5%
15,000 - 39,999	243.0	8.5%	475	3.8%
40,000+	771.0	26.9%	444	3.6%
<b>Total</b>	<b>2,871.0</b>	<b>100.0%</b>	<b>12,354.0</b>	<b>100.0%</b>

Source: Sefko Planning Group





**Lot Size  
(Square Footage)**

- 0 - 5,999
- 6,000 - 6,999
- 7,000 - 7,999
- 8,000 - 9,999
- 10,000 - 14,999
- 15,000 - 39,999
- 40,000+

## Housing Trends: Building Permits

The residential growth in Little Elm has been astounding. Since 2000, homes have been constructed throughout the Town. Development has occurred in the west, with Sunrise Bay, and in the east with Sunset Point. The vast majority of the development has occurred on the eastern portion in the Town.

A method to measure the residential growth is to review building permit data. Building permits are collected and recorded by the Town. **Table 1-16** displays the Town's building permit data since 1994, when only one home was constructed. In the year 2004, recorded the largest number of building permits issued with 1,061. Since 2001, the Town has issued approximately 1,000 building permits annually.

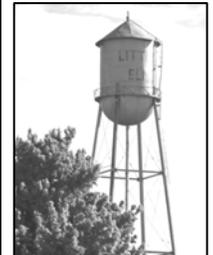
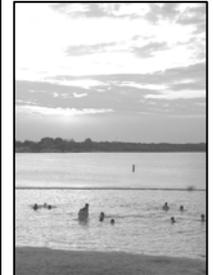
Table 1-16  
 Annual Single Family Building Permits: 1996 – 2006  
 Town of Little Elm, Texas

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Change
1994	-	-	-	-	-	-	-	1	-	-	-	-	1	NA
1995	-	-	-	-	-	-	-	-	-	2	1	-	3	200%
1996	-	-	1	-	1	-	-	3	1	-	-	-	6	300%
1997	1	-	-	1	-	4	-	-	4	-	-	-	10	67%
1998	16	-	4	2	-	1	2	1	12	-	12	4	54	440%
1999	13	30	24	29	43	43	33	69	125	40	36	17	502	830%
2000	34	109	75	77	61	103	41	19	47	72	47	76	761	52%
2001	94	60	129	41	71	76	108	104	80	74	62	85	984	29%
2002	125	52	85	94	96	88	91	115	28	111	54	62	1,001	2%
2003	86	81	75	85	129	97	102	115	71	75	36	67	1,019	2%
2004	85	78	82	115	112	44	113	104	110	73	70	75	1,061	4%
2005	65	85	110	128	73	88	93	35	87	80	70	92	1,006	-5%
2006	39	43	85	50	122	53	52	48	53	105			650	NA

Source: Town of Little Elm – Planning Department

## Boundary Analysis

The Town of Little Elm has grown to accommodate its phenomenal growth. The Town has annexed land and provided services (e.g., water, sewer, police, fire, zoning, parks, etc.) to areas that were previously outside the Town. As the Town grows, the needs of the community become more diverse and residents require more services. Examples of expanding Town services to meet the need of a larger population can be seen in the new library and demands for additional parks and recreation opportunities.



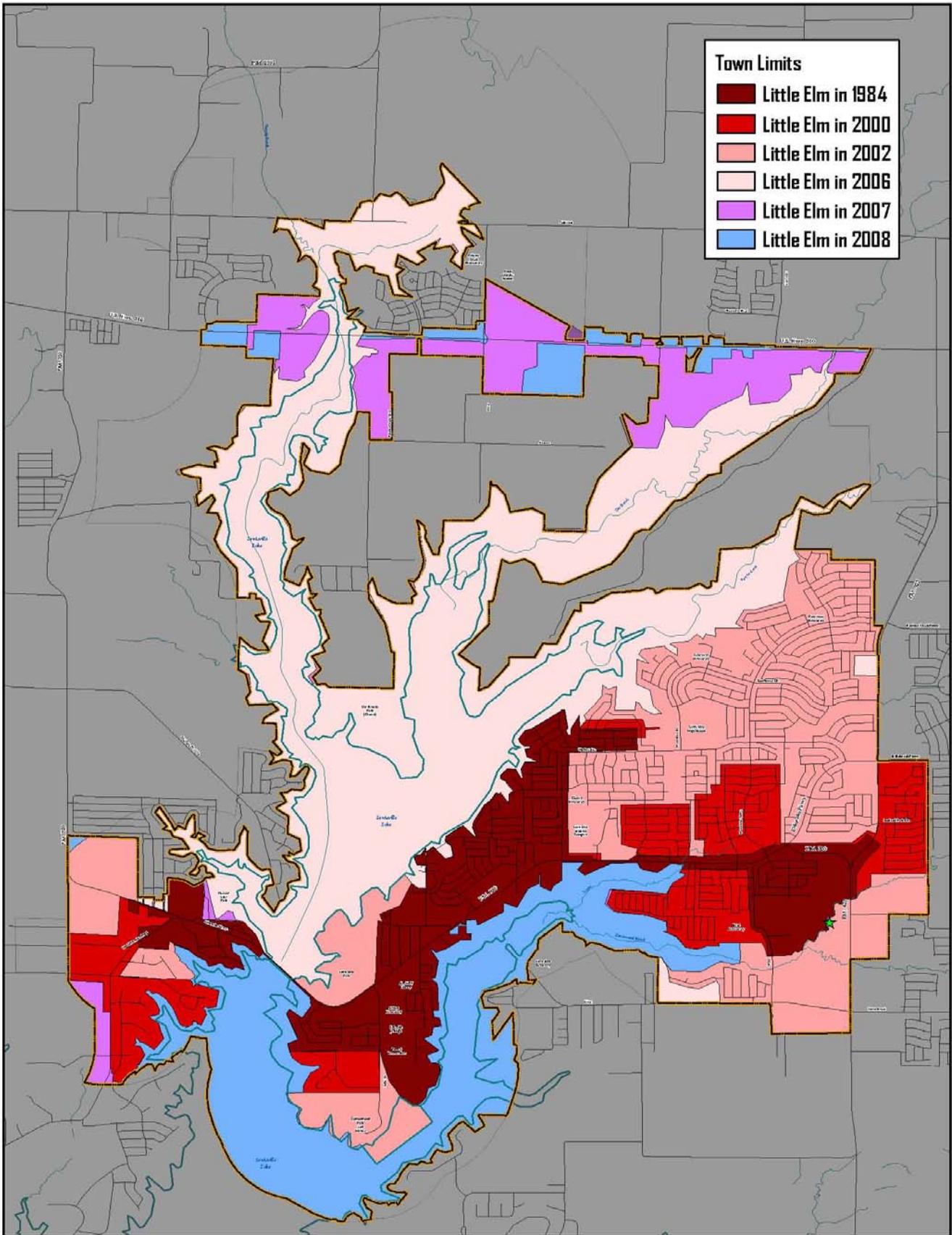


Plate 1-4



# Town Boundary Growth



## Growth of the Town Limits

The growth of the Town can be analyzed by reviewing the growth of its corporate limits. **Plate 1-4** and **Table 1-17** shows the growth of the corporate limits from the years 1984, 2000, 2002, 2006, 2007, and 2008. In 1984, the Town was only approximately 12 percent of its current size. Geographic growth has expanded and by 2000, the boundary was 21 percent of its current size. The substantial increase in the size of the Town can be traced to annexing parts of Lewisville Lake. Recently, annexations have expanded the Town limits and ETJ to areas north of Highway 380.

Table 1-17  
 Town Limits Growth: 1984 – 2008  
 Town of Little Elm, Texas

Year	Acreage	Percent of 2008 Limits
1984	1,454.0	12.2%
2000	2,516.0	21.1%
2002	5,089.0	42.7%
2006	9,300.0	78.0%
2007	10,087.0	84.6%
2008	11,927.0	100.0%

Source: Sefko Planning Group

## School Districts

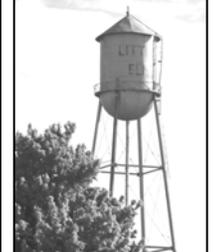
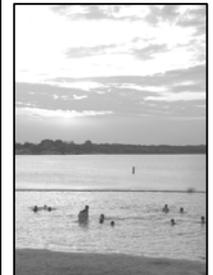
The quality of the local school system is often an important factor in home sales. Homebuyers often view the school district in which a potential home is located as a determining factor on whether to buy a specific home. An inventory of the different school districts within the Little Elm's corporate limits and ETJ is useful to the planning process.

Little Elm has four school districts within its corporate limits and ETJ. **Plate 1-5** and **Table 1-18** depict the location and area of these districts. The Little Elm Independent School District (ISD) services the majority of the community. The Denton ISD covers the northern section of the community and serves development along Highway 380. The Frisco ISD services the eastern sections of Little Elm. The Aubrey ISD services a small portion of the community in the far north section, specifically north of Fishtrap Road.

Table 1-18  
 Little Elm School Districts  
 Town of Little Elm, Texas

School District	Town Limits		ETJ		Combined	
	Acreage	Percent	Acreage	Percent	Acreage	Percent
Little Elm ISD	8,058.0	67.6%	1,848.0	29.2%	9,906.0	54.2%
Denton ISD	2,207.0	18.5%	2,665.0	42.0%	4,872.0	26.7%
Frisco ISD	1,585.0	13.3%	644.0	10.2%	2,229.0	12.2%
Aubrey ISD	77.0	0.6%	1,182.0	18.6%	1,259.0	6.9%
<b>TOTAL</b>	<b>11,927.0</b>	<b>100.0%</b>	<b>6,339.0</b>	<b>100.0%</b>	<b>18,266.0</b>	<b>100.0%</b>

Source: Sefko Planning Group



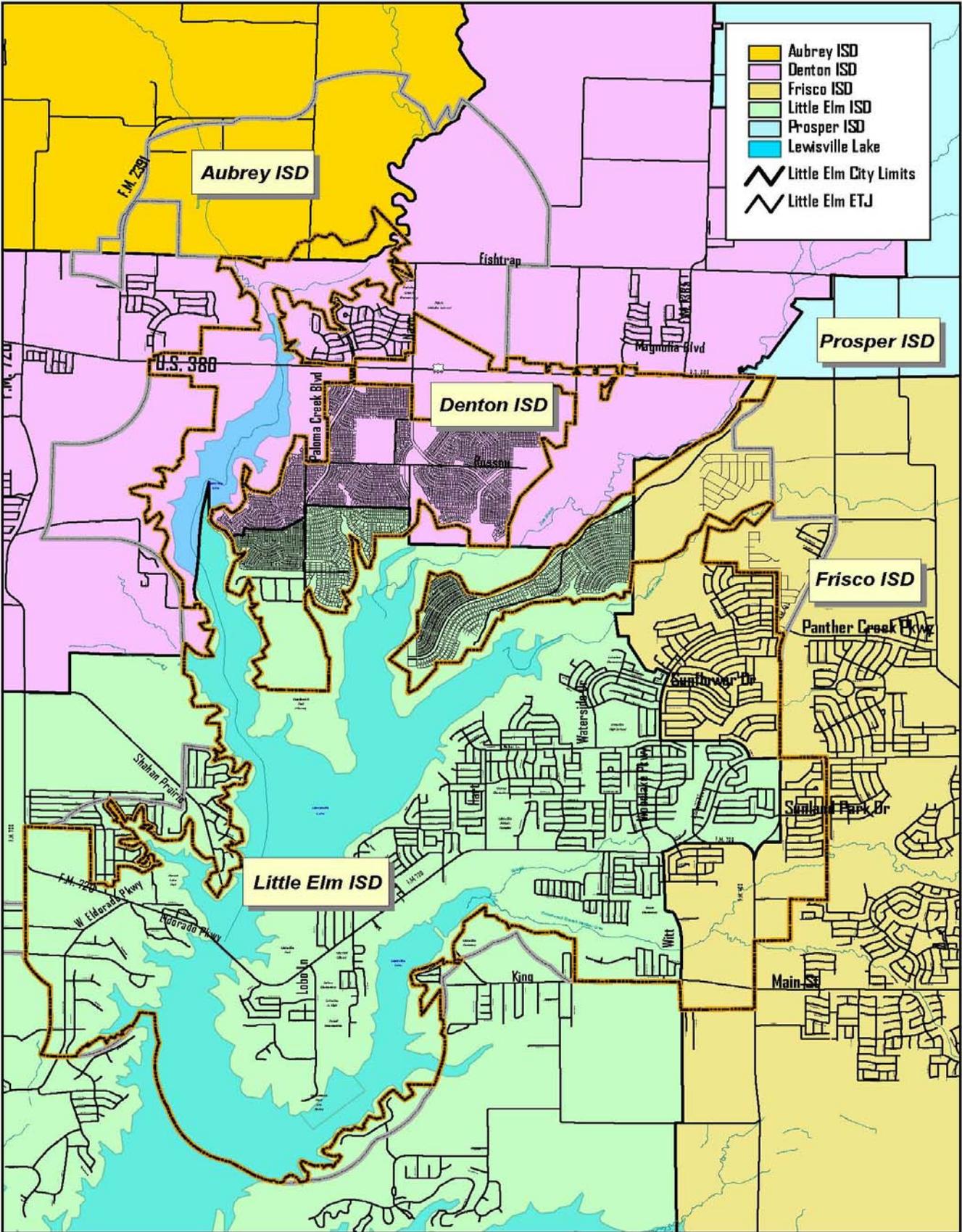


Plate 1-5



# School Districts Map



# DEVELOPMENT STANDARDS

An analysis of the development standards currently in place provides an insight to the desired quality of appearance, character, and integrity of the Town of Little Elm. Following is an examination of the existing zoning ordinance, subdivision ordinance, and sign ordinance.

## *Existing Zoning Characteristics*

### *Current Zoning in Little Elm*

#### **Residential Districts**

The following is an outline of the general characteristics of Little Elm's residential zoning districts.

##### *SF-1, One Family District*

- Single-family detached dwellings
- Minimum lot size of 10,000 square feet
- Minimum floor area of 2,000 square feet
- Includes customary accessory uses

##### *SF-2, One Family District*

- Single-family detached dwellings
- Minimum lot size of 8,000 square feet
- Minimum floor area of 1,600 square feet
- Includes customary accessory uses

##### *SF-3, One Family District*

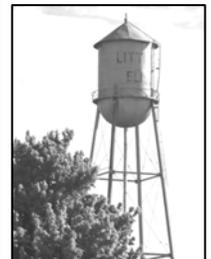
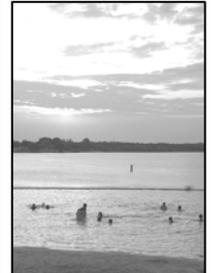
- Single-family detached dwellings
- Minimum lot size of 7,000 square feet
- Minimum floor area of 1,400 square feet
- Includes customary accessory uses

##### *SF-4, One Family District (Inactive)*

- Inactive district
- Minimum lot size of 6,000 square feet

##### *A-1, Single Family District (Inactive)*

- Minimum lot size of 10,000 square feet
- Minimum floor area of 1,500 square feet





A-2, One Family District (Inactive)

- Minimum lot size of 6,000 square feet
- Minimum floor area of 1,000 square feet

PH, Patio Home District

- Patio homes consisting of single-family detached dwellings
- Minimum lot size of 4,000 square feet with sewer
- Minimum lot size of 10,000 square feet without sewer
- Minimum floor area of 1,000 square feet
- Zero-lot-line properties
- Clustered lot pattern with common usable open space

MH-1, One Family District

- Single-family detached residences
- Minimum home size of 1,000 square feet
- Limit of one free standing accessory building per lot

MH-2, Mobile Home Park District

- Single-family residential manufactured and modular dwellings, in manufactured home or RV parks
- Minimum manufactured home space of 2,500 square feet in manufactured home parks
- Development regulations required

MF-1, Two Family District

- Two-family dwellings and single family residential
- Minimum lot size of 2,500 square feet per unit with sewer, or 10,000 square feet per unit without sewer
- Minimum floor area of 700 square feet per unit

MF-2, Multifamily District

- Multiple-family structures, two-family dwellings, and single family residential
- Minimum lot size of 2,400 square feet per unit
- Development plan required
- Includes customary accessory uses

## Retail / Commercial Districts

The following is an outline of Little Elm's nonresidential zoning districts.

### O, Office District

- Professional office use
- Excludes retail, wholesale, or other general business uses

### NS, Neighborhood Service District

- Retail trade
- Emphasis on convenience goods and services for nearby residential areas

### R, Retail District

- Retail trade
- Includes wholesale trade or other general business uses

### LC, Light Commercial District

- Includes: motel/hotel, child care center, farm, ranch, or orchard uses, hospitals, and most all retail
- Excludes: residential uses, mini-warehouse/self storage, public dance hall, contractor's shop and storage yard, and home/institution for narcotic, alcoholic or psychiatric patients

### HC, Heavy Commercial District

- Includes: motel/hotel, farm, ranch, or orchard uses, hospitals, most all retail, building material sales, contractor's shop and storage yard, public dance hall, and home/institution for narcotic, alcoholic or psychiatric patients
- Excludes residential uses
- Requires a special permit for child care centers and mini-warehouse/self storage uses

### CB, Central Business District

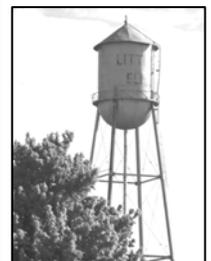
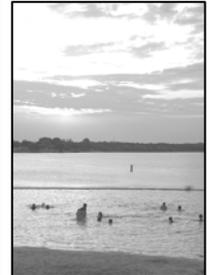
- Includes motor vehicle leasing and repair, water treatment plant, golf course/country club, radio, television or microwave towers
- Excludes light and heavy manufacturing, farm, ranch, or orchard uses
- Specific use permit required for sewage treatment plant

### CB-1, Central Business 1 District

- Includes motor vehicle leasing and repair, water treatment plant, golf course/country club, farm, ranch, or orchard uses
- Excludes light and heavy manufacturing, radio, television, or microwave towers, and sewage treatment plants

### CE, Commercial Employment District

- Includes: hotel/motel, multifamily residential, farm, ranch or orchard uses, some retail, restaurants, and light manufacturing
- Excludes: single and two family residential, hospitals, funeral homes, motor vehicle parts sales, repair garages, and wrecking yards





- Special use permits required for child care centers, new motor vehicle dealers, and heavy manufacturing

### **Industrial Districts**

The following is an outline of Little Elm's industrial zoning districts.

#### *LI-1, Light Industrial 1 District*

- Includes schools, motor vehicle leasing, repair and sales, airports, fairgrounds or exhibition areas, and residence homes for the aged
- Excludes residential, salvage or reclamation products in open space and industrial uses which may be hazardous or a nuisance
- Specific use permits required for general care hospitals, private clubs, tire retreading and recapping, and home/institutions for narcotic, alcoholic or psychiatric patients

#### *LI-2, Light Industrial 2 District*

- Includes tire retreading or recapping, motor vehicle leasing, repair and sales, airports, and fairgrounds or exhibition areas
- Excludes residential, general care hospitals, private clubs, residence homes for the aged, schools, and home/institutions for narcotic, alcoholic or psychiatric patients
- Specific use permits required for industrial uses which may be hazardous or a nuisance

#### *HI, Heavy Industrial District*

- Heavy manufacturing such as brick plants, animal processing and oil refineries

### **Special Purpose Districts**

The following is an outline of the general characteristics of Little Elm's special purpose zoning districts.

#### *AG, Agricultural District*

- Agricultural purposes
- Single family detached residential
- Minimum lot size of two acres per family
- Minimum floor size of 1,500 square feet

#### *PD, Planned Unit Development District*

- May be authorized for:
  - (1) service, retail, office, or residential uses on three or more acres
  - (2) medical center, hospital, or institutional uses on three or more acres
  - (3) a combination of the above uses
  - (4) as transition districts between a lesser or a more restrictive district

## *Consolidated Subdivision Ordinance*

Appendix A to the Town of Little Elm Code of Ordinances sets forth minimum requirements for the platting and development of subdivisions within the Town of Little Elm. The Subdivision Ordinance specifically addresses preliminary and final platting, re-platting, city-developer agreements, contracting construction, parkland dedication, as well as tree conservation and landscaping regulations. It is the intention of the ordinance to provide for the orderly, safe, and healthful development of the area within the Town and within the area surrounding the Town and to promote the health, safety, and general welfare of the community.

## *Sign Ordinance*

Chapter 86 the Town of Little Elm Code of Ordinances is known as the Sign Code. The Sign Code serves as a regulatory device as to the erection, construction, placement, attachment, movement, conversion, measurement, illumination, location, maintenance, alteration and removal of signs within the Town of Little Elm, as well as its extraterritorial jurisdiction. A permit is required for the installation of most all signs, with few exceptions such as holiday decorations, public notices, and cemetery headstones. Sign regulations within the code are classified by zoning district, with varying regulations for each land use category. Signs which are prohibited in all districts include: billboards; signs with flashing or moving lights; signs attached to a public utility pole, structure, or traffic signal; signs resulting in a traffic hazard or within a sight triangle; signs violating fire code regulations; searchlights; and any sign which emits any visible matter or sound. Section 4 of the chapter defines the purpose of the ordinance as the following:

- To preserve and protect the public health, safety and welfare of the citizens of Little Elm;
- To balance public and private objectives by allowing adequate signage for business identification;
- To maintain and enhance the aesthetic environment and the Town's ability to attract sources of economic development and growth;
- To improve pedestrian and traffic safety;
- To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape which affects the image of the Town on Little Elm; and
- To enable the fair and consistent enforcement of these sign regulations.

