



Legislation Text

File #: 20-3766, **Version:** 1

Consideration of a Request for a Minor Modification of the Planned Development Standards and Exhibits for Oaks Preserve to Reduce the Minimum Floor Area for Third-Acre Lots and Modify the Enhanced Entryway Plans, on Approximately 157.94 Acres Located South of Lillian Road and Approximately 2,000 Feet Southwest of the Intersection of W. Broad Street and Lillian Road; Felix Wong on Behalf of Adlai Pennington of MKP Associates, Inc. (Developer) (ZC#15-022C)

To review and consider the subject request for a minor modification to an approved planned development.

Staff recommends denial of the request to reduce the minimum floor area for the third-acre lots and recommends approval of the modifications to the enhanced entryway plans with the condition that the monument features, entry paving, and existing landscape be enhanced to more closely match what was approved by Council.

The original planned development for the Oaks Preserve was approved by City Council in December 2015. In 2017, due to conflicts with gas easements, City Council approved changes to the development plan configuration, the perimeter screening along Lillian Road (relocating the entry signage from Tall Meadow Drive to Little Elm Drive), and revising the amenity center plan to reconfigure the parking lot and eliminate the sports field.

Request to Reduce Minimum Floor Area

The applicant is requesting to reduce the minimum floor area for the third-acre lots from 3,000 sq. ft. to 2,600 sq. ft. to match the requirements for SF-12/22 zoning. Reasons for the request, as noted in the applicant's letter, include a desire for a mix of home sizes and a better transition from the 2,000 sq. ft. minimum home sizes in Silver Oak.

Request to Modify Enhanced Entryway Plan

The applicant is requesting to modify the enhanced entryway plan to provide for two 8' stone columns on either side of Little Elm Drive, as well as relocate the subdivision sign from the wall along Lillian Road to the median of Little Elm Drive (and now called "The Oaks"), with an 8' stone column to match the other columns.

Summary and Recommendation

Staff does not support the request to reduce the minimum floor area on the third-acre lots, as the City has very few developments with minimum home sizes larger than 2,600 sq. ft. and the Housing Market Growth Strategy sub-committee of Council has expressed a desire for developments with larger home sizes on larger lot sizes and this is one of the few developments that provides for that.

Staff supports the change to the entryway plan with the condition that the monument features, entry paving, and existing landscape be enhanced to more closely match what was approved by Council.

Andrew Bogda, Planner I
817-276-4287