

Town of Little Elm

MARCH 18, 2025

TOWN COUNCIL

INTEGRITY | CUSTOMER SERVICE | EFFICIENCY | INNOVATION



LITTLE ELM

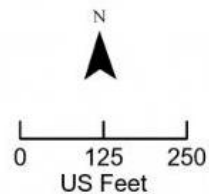
Planned Development Arbors at Oak Grove

Location

The Preserve at
Hillstone Pointe

Subject property consists of a 10-acre vacant, undeveloped lot, zoned Agriculture (AG).

Annexed in 2014 through Ordinance No. 1247.

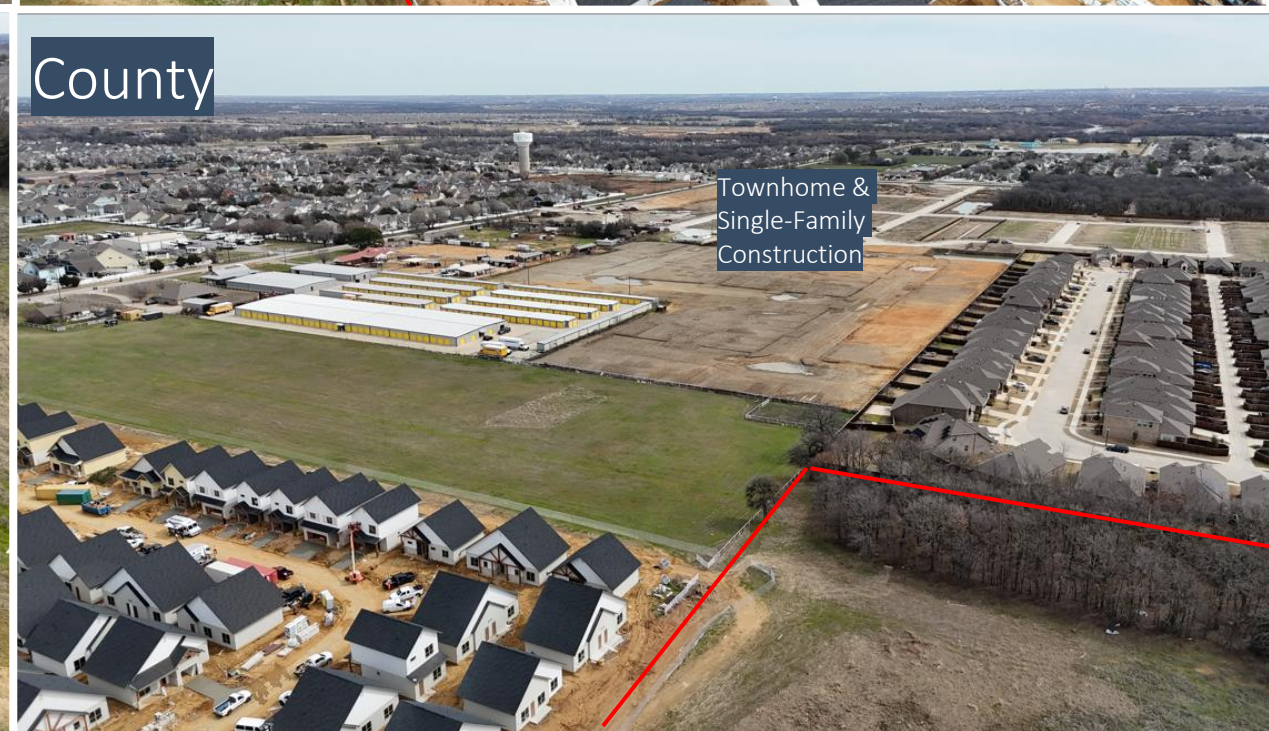


Arbors at Oak Grove
PD-24-004830
Aubrey, TX 76227

Town of Little Elm
Denton County, Tx
Date: 2/5/2025



This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.





Recap

On March 4, 2025 Council tabled the item with the following concerns:

- Current Traffic Volumes
- Masonry wall along the north
- One-story only along the entire perimeter, adjacent to current homes (w/in Little Elm)
- Tree Mitigation

Roadway Expansion

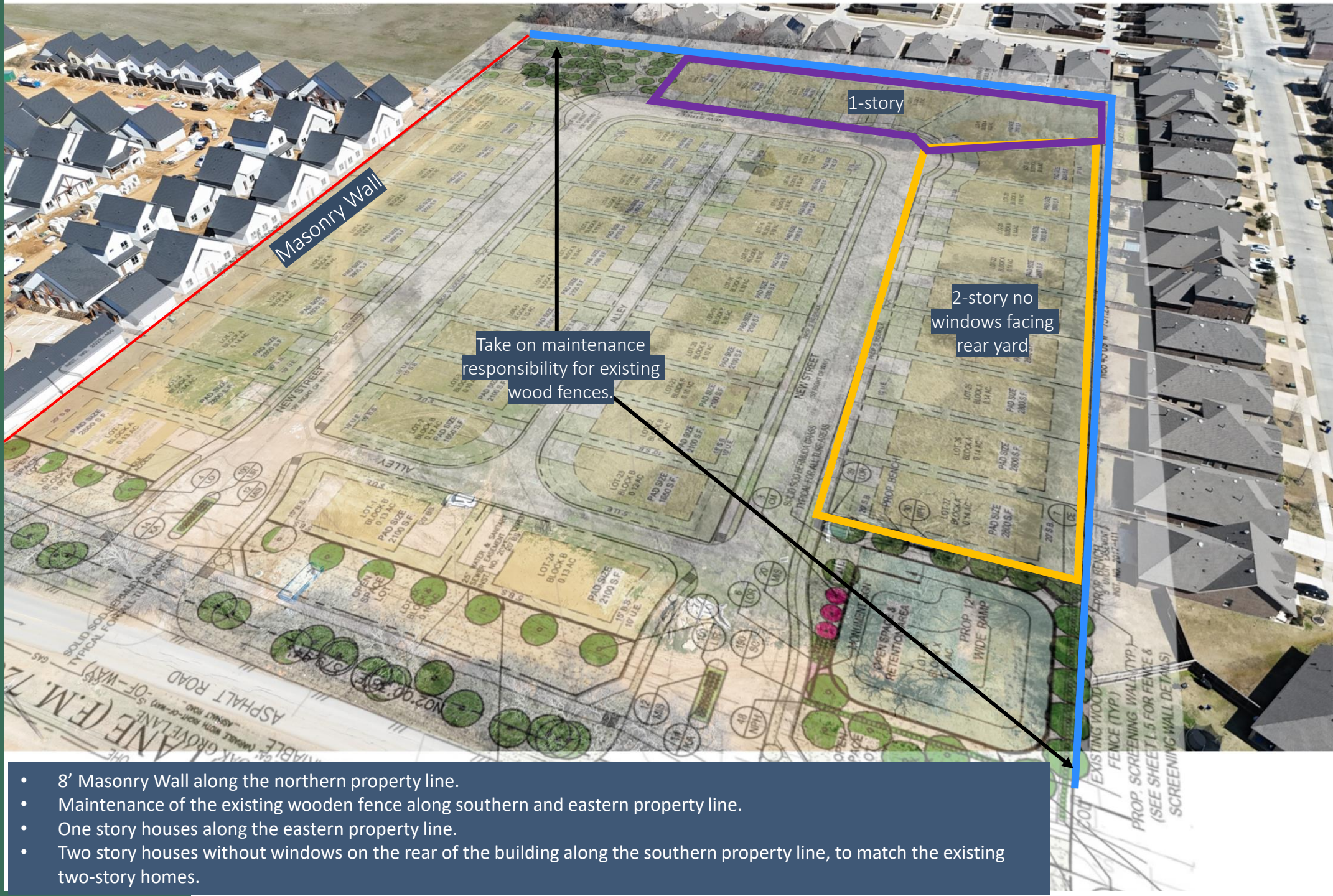
Oak Grove and Fishtrap are on the Denton County TRIP 22 bond project list

Subject Property

TxDOT is working on the FM 2931 expansion



Revised Proposal



Masonry Wall

1-story

2-story no
windows facing
rear yard

Take on maintenance
responsibility for existing
wood fences.

- 8' Masonry Wall along the northern property line.
- Maintenance of the existing wooden fence along southern and eastern property line.
- One story houses along the eastern property line.
- Two story houses without windows on the rear of the building along the southern property line, to match the existing two-story homes.

Meet all requirements of SF-4, except for setbacks as shown below:

Standards	Proposed	SF-4	Hillstone Pointe PD
Min Side Yard on Corner	10'	28'	10'
Min Side Yard	5'	6'	5'
Min Front Yard	15'	25'	15'-20'
Min Lot Width	40'-50'	60'	40-50'
Min Lot Area	4,4000 Sq. Ft (21 lots over 6,000 sq. ft)	6,000 Sq. Ft	4,400 Sq. Ft - 5,500 Sq. Ft
<i>Maximum Height</i>	<i>25' 1-story (east side)</i> <i>35' 2-story, no rear facing windows (west side)</i>	<i>35'</i>	<i>2-story</i>

Requested Modification: Lot Regulations

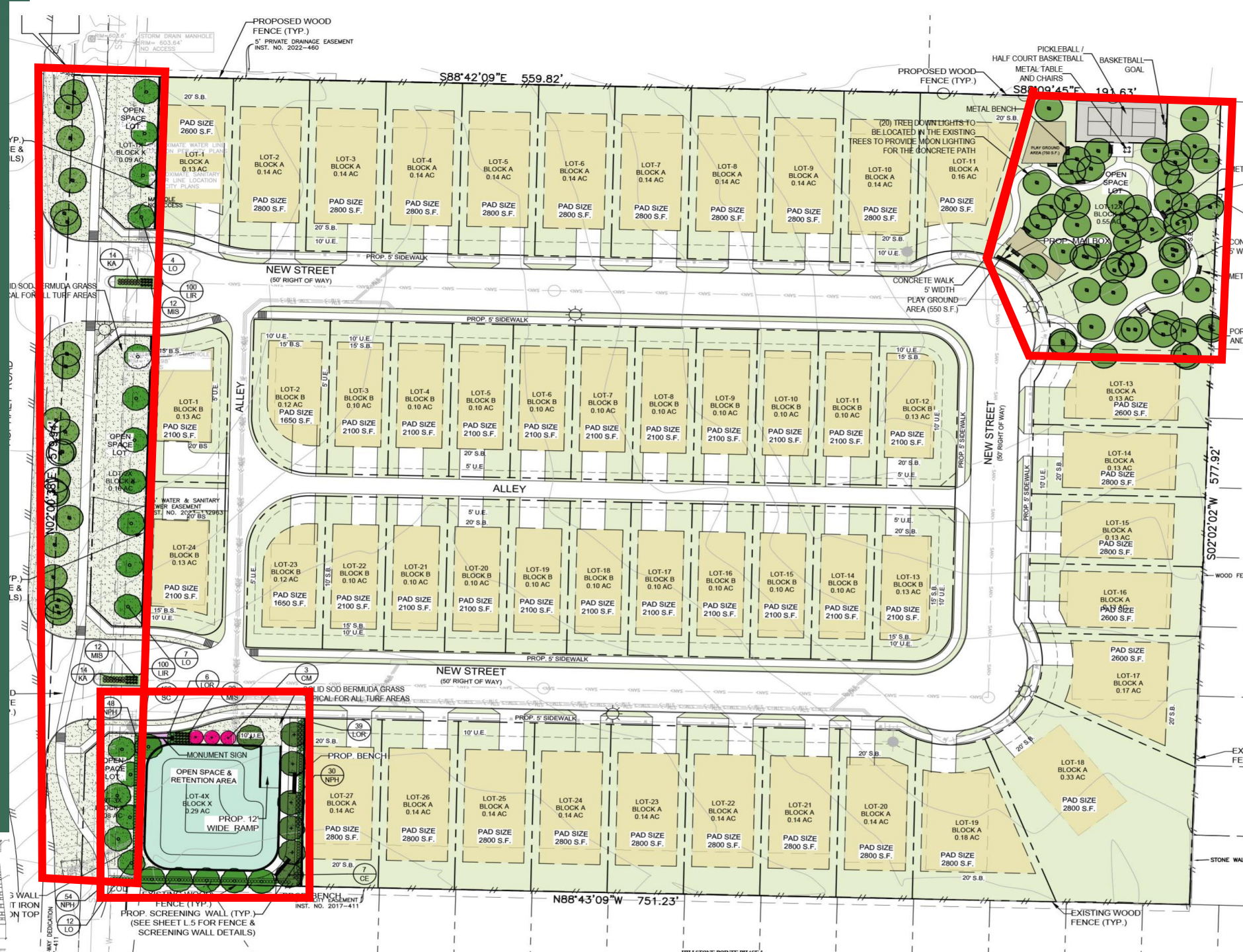
Proposed development shall fully comply with the Town's Architectural Standards for residential structures.

Design Standards



All landscaping will comply with the Town's Landscape Standards for single family residential:

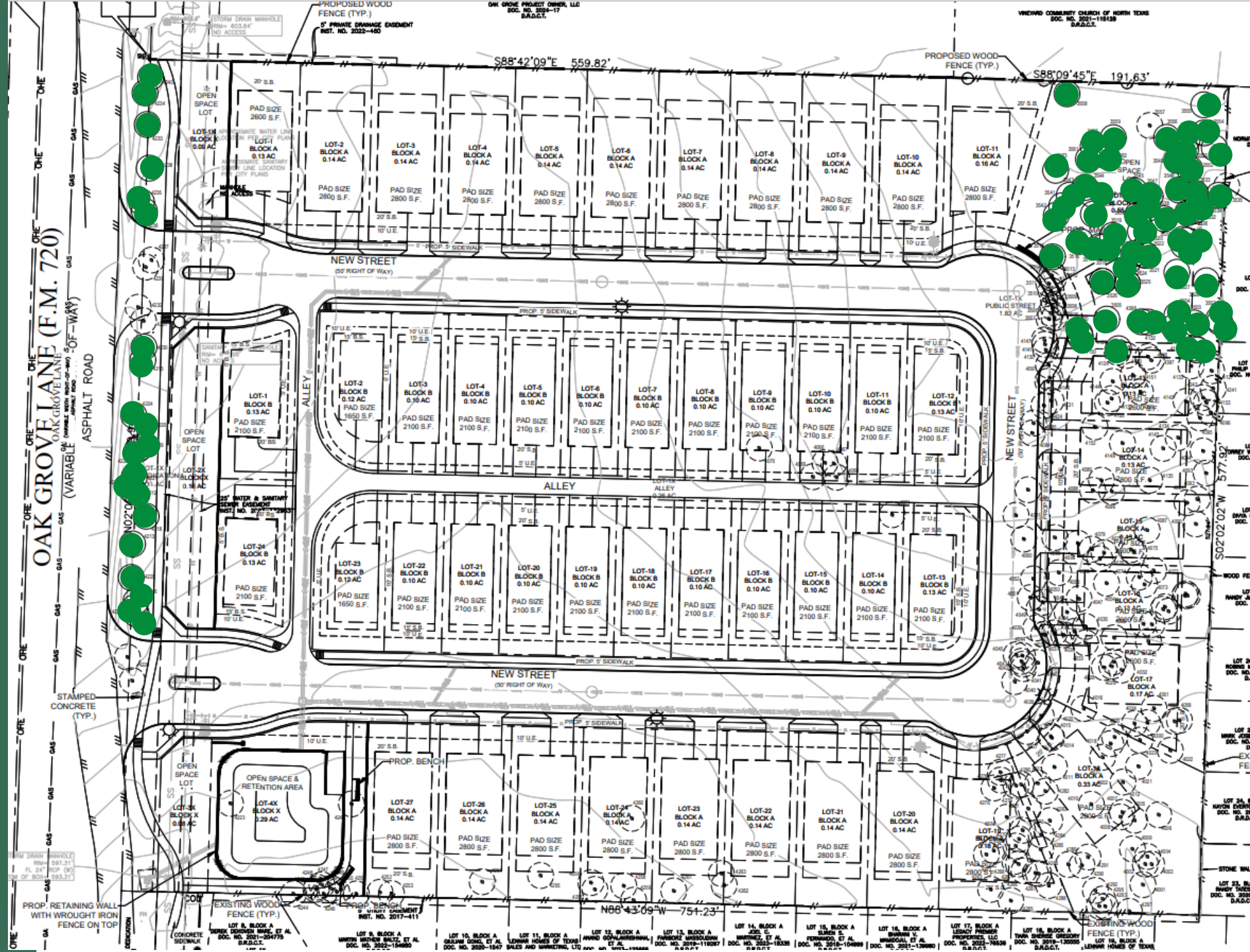
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Requested Modification: Tree Mitigation

Applicant is proposing to pay \$150,000 into the tree fund, out of \$536,229

- Existing 280
- To Be Removed 199
- Preserved 82 (\$300,000 tree value)



Recommendation

Planning and Zoning Commission recommended denial (5-1) on February 20, 2025.

Staff recommends the following conditions in order to ensure the plans are revised accordingly prior to Ordinance execution:

1. The masonry wall and detail along the northern boundary shall be shown on the plans and within the PD Narrative
2. Height limitations and additional restrictions along eastern and southern boundaries are shown on the plans and within the PD Narrative
3. Revise the proposed tree mitigation fee to \$150,000
4. Propose a mechanism for existing wood fence maintenance, to be added to the Development Agreement language