



## SPIN MEETING REPORT

**CASE NO.** ZA08-091  
**PROJECT NAME:** Glosser Addition  
**SPIN DISTRICT:** SPIN # 12  
**MEETING DATE:** February 9, 2009  
**MEETING LOCATION:** 1400 MAIN STREET, SOUTHLAKE, TEXAS  
MEETING ROOMS 3A & 3B

**TOTAL ATTENDANCE:** Fifteen (15)

- **SPIN REPRESENTATIVE(S) PRESENT:** Wendi Carlucci
- **APPLICANT(S) PRESENTING:** Tom Matthews, Four Peaks Development, Inc.
- **STAFF PRESENT:** Lorrie Fletcher, Planner I

**STAFF CONTACT:** Lorrie Fletcher, (817)748-8069; lfletcher@ci.southlake.tx.us

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### **EXECUTIVE SUMMARY**

#### **Property Situation**

The property is located on the west side of Peytonville between Cedar Creek Plantations and Trail Creek subdivisions.

#### **Development Details**

- Four Peaks Development, Inc. is proposing a zoning change for five (5) residential lots with SF-1A Single Family Residential zoning. Development of Lots 3-6 are proposed on the concept plan; keeping the remaining two (2) lots in tact as the original homestead. The proposed zoning is for approximately 10.3 acres. A private 30 foot access easement is proposed, fronting Lots 3-6.

### **QUESTIONS & DISCUSSION**

**QUESTION:** Why just a 24 foot road?

**RESPONSE:** *To keep the impact low as possible. The proposed road meets minimum city requirements. With only 4 residential lots, this road will be adequate.*

**QUESTION:** Will the road be private?

**RESPONSE:** Yes.

**QUESTION:** Will there be a security gate?

**RESPONSE:** *Not at this point.*

**QUESTION:** Where will the frontage be?

**RESPONSE:** *The houses will face the south towards the private drive.*

QUESTION: **What about trash pick up?**

RESPONSE: *Same as any neighborhood in Southlake.*

QUESTION: **Will the street be cement?**

RESPONSE: *No, we are planning to put in asphalt.*

QUESTION: **What will be the square footage of the homes?**

RESPONSE: *Nothing specific yet. Probably a minimum of 4500 square feet.*

QUESTION: **Why would a buyer want to pay for a house that faces tennis courts?**

RESPONSE: *With good design and landscaping, I don't think it will be a problem. Most living areas are in the rear of the house.*

QUESTION: **We are concerned about privacy issues?**

RESPONSE: *We can work with you on this.*

QUESTION: **Are there any easements or variances you are requesting other than the road?**

RESPONSE: *No.*

QUESTION: **Can the creek handle the drainage?**

RESPONSE: *Yes. FIMA and my engineers have verified this.*

QUESTION: **Since the private drive is not maintained by the city, how will it be maintained during construction?**

RESPONSE: *We will wait to apply the final top layer of asphalt until after the construction is completed.*

QUESTION: **Will there be covenants in place to cover expenses for the road?**

RESPONSE: *Yes.*

QUESTION: **How is this application different from last year?**

RESPONSE: *Last year the applicant proposed to zone separately and there were access issues.*

QUESTION: **How will you deal with drainage?**

RESPONSE: *We may plan for a swale on the north side. We have to follow all the rules and regulations so we do not increase what is there now. Engineering is in the process.*

QUESTION: **Has your development been cleared for P&Z yet?**

RESPONSE: *No, we have not made a formal submittal yet.*

QUESTION: **Are there any other subdivisions like this in Southlake?**

RESPONSE: *Yes, Bosworth and Saddle Creek.*

QUESTION: **Do the proposed lots meet city requirements?**

RESPONSE: *Yes.*

QUESTION: **What is your timing on this application?**

RESPONSE: *We are prepared to submit soon.*

QUESTION: **Why doesn't this case go before ZBA again since it was denied by them last year?**

RESPONSE: *This is a different request.*

QUESTION: **What is the time period when a case is denied by ZBA before you can re-apply?**

RESPONSE: *I believe it is 6 months.*

At this point in the meeting, discussion occurred regarding ZBA case number 535, as well as, many concerns for flooding/drainage.

SPIN Meeting Reports are general observations of SPIN Meetings by City staff and SPIN Representatives. The report is neither verbatim nor official meeting minutes; rather it serves to inform elected and appointed officials, City staff, and the public of the issues and questions raised by residents and the general responses made. Responses as summarized in this report should not be taken as guarantees by the applicant. Interested parties are strongly encouraged to follow the case through the Planning and Zoning Commission and final action by City Council.