



SPIN MEETING REPORT

CASE NO. N/A – case has not been formally submitted to the City

PROJECT NAME: Carroll ISD Elementary School

SPIN DISTRICT: SPIN # 1

MEETING DATE: November 23, 2009

MEETING LOCATION: 1400 MAIN STREET, SOUTHLAKE, TEXAS
MEETING ROOMS 3A & 3B

TOTAL ATTENDANCE: Twenty-four (24)

- **SPIN REPRESENTATIVE(S) PRESENT:** Mike Terry (#6), Ray Tremain (#9)
- **APPLICANT(S) PRESENTING:** John Blacker, Hart Gaugler and Assoc., Inc.
- **STAFF PRESENT:** Ken Baker, Director of Planning and Development Services, Lorrie Fletcher, Planner I

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

EXECUTIVE SUMMARY

Property Situation

The property is located 2520 and 2530 North White Chapel Boulevard and is approximately 17.8 acres. The property is adjacent to the Kirkwood Hollow subdivision on the north, west, and south boundaries.

Development Details

CISD is proposing to construct a one-story elementary school. There are three (3) driveways proposed; two (2) off of White Chapel Blvd. and one (1) off of Orchard Hill Dr. Swing gates are also proposed. There is a 500 sf. covered canopy for shade proposed for pick up and drop off location. The developer is attempting LEED certification with this development.

QUESTIONS & DISCUSSION

QUESTION: Why do you want street access from Orchard Hill Drive?

RESPONSE: As a convenience for the neighborhood.

QUESTION: Will you be reinforcing the fence on the SW corner? We are concerned because of the community pool.

RESPONSE: We will be replacing the fence. We are looking at black vinyl chain link but are open to discuss material options.

QUESTION: Will you ever develop the northwest corner of this property?

RESPONSE: There are no plans to develop that corner.

QUESTION: Do you know the anticipated attendance?

RESPONSE: No, but it is solely elementary students.

QUESTION: Will we have another chance to voice our opinions?
RESPONSE: Yes, there will be public hearings held at P&Z and City Council.

QUESTION: Is the building all brick?
RESPONSE: Yes.

QUESTION: Are there any playing fields planned?
RESPONSE: No, just a playground area.

ADDITIONAL CONCERNS:

- Bus noise on the south side
- Fencing for privacy and safety
- Safety lighting in the northwest corner wooded area; teens loitering
- Drainage/watershed
- Lighting
- Sidewalks
- Driveway off of Orchard Hill Drive – make it a foot path only
- Parking adjacent to residential
- Sewer tie in to Orchard Hills – previous issues
- Construction traffic
- Roundabout construction

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.