



## SPIN MEETING REPORT

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

**PROJECT NAME:** Orchard Park

**SPIN DISTRICT:** SPIN # 9w

**MEETING DATE:** February 23, 2009

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

**TOTAL ATTENDANCE:** Fifteen (15)

- **SPIN REPRESENTATIVE(S) PRESENT:** Ray Tremain (#9e)
- **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 approximately 13.8 acres located at 859 and 911 S. White Chapel Blvd.

#### **Development Details**

- Applicant is proposing a zoning change from RE Residential Estate District and AG Agricultural District for the development of six residential lots SF-2A (2) and SF-1A (4) Single Family Residential Districts. A preliminary plat application will also be submitted for this development. The proposed subdivision will contain a private drive (maintained by the Home Owner's Association) and be gated at the entrance. The applicant is also proposing two water features with bridge crossings. The original homestead will not be removed.

### **QUESTIONS & DISCUSSION**

**QUESTION:** The dry pond is currently filled; what is the plan for that?

**RESPONSE:** we are going to dig it back out and manage with water

**QUESTION:** What other subdivisions have you developed in Southlake?

**RESPONSE:** Glenwyck, Westwyck Hills, Coventry, Foxborough, Fox Hollow

**QUESTION:** What do you expect these homes to cost?

**RESPONSE:** \$2 million +

**QUESTION:** What are the lots sizes relative to others in the area?

**RESPONSE:** We are proposing 2 lots that will be between 3 and 4 acres and 4 lots that will be between 1 and 2 acres. The lots to the north are a little over 2 acres; there are 3 lots at about 1 ½ acres; others are about 2.4 acres; and the lots at Princeton Park are 20,000 square feet.

QUESTION: What about the adjacent residential estate lots?  
RESPONSE: Yes, there are some residential estate lots close by but there is SF-1A zoning to the north and the south. We are proposing SF-2 and SF-1A which is also conducive to the area.

QUESTION: What kind of fencing will these lots have?  
RESPONSE: The fencing has not been determined yet.

QUESTION: What about the setbacks?  
RESPONSE: These are very large lots; it will not be a problem keeping within the regulations.

QUESTION: What about water drainage?  
RESPONSE: These lots are at a lower level than the adjacent lots; we will not be re-directing the water. State law requires that we do not increase current storm water run off.

QUESTION: Will your proposed ponds help?  
RESPONSE: Yes, they will provide natural drainage. The detention/retention ponds will capture and manage drainage.

QUESTION: Will this be a privately maintained road?  
RESPONSE: Yes.

QUESTION: What about fire services with the gated entrance?  
RESPONSE: Emergency vehicles will have full access.

QUESTION: What will be the layout of the rear lots as far as the garages? Will they be facing Highland?  
RESPONSE: Due to the size of the lots, I don't anticipate that kind of design happening, however, we will address it if it becomes necessary.

QUESTION: What is the timeline for build out?  
RESPONSE: These will be designed and built by high quality professionals. We do not want to tie them down to deadlines. No timelines will be imposed.

QUESTION: Do you plan on building the road first and planting grass, trees, etc?  
RESPONSE: Yes, once we gain approval we will implement our pre-sale program.

QUESTION: When will you be going to P&Z?  
RESPONSE: We have not formally submitted our application yet. We are currently working with city staff.

QUESTION: Will the houses front the private road or White Chapel Blvd?  
RESPONSE: We are requesting a variance so all of the houses can have frontage on the private road.

QUESTION: What is the process of approval?  
RESPONSE: The application has to be reviewed by DRC, then heard by P&Z and ultimately approved by City Council after two readings for the zoning. Typical time period is 120 days.

COMMENT: We don't like this plan. The area along South White Chapel is unique to Southlake and the green space is very valuable. We don't want Southlake to turn into what we see in other cities.

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.