



SPIN MEETING REPORT

SPIN Item Number:	SPIN16-28
Project Name:	River Oaks Park Phase II (ZA16-026)
SPIN Neighborhood:	SPIN #11
Meeting Date:	August 9, 2016
Meeting Location:	1400 Main Street, Southlake, TX City Council Chambers
Total Attendance:	Nineteen (19)
Host:	David Alexander, Community Engagement Committee
Applicant Presenting:	Tom Malone
City Staff Present:	Ken Baker, Senior Director of Planning and Development Services; Jerod Potts, Planner I

Attached to the end of this report are the Blackboard Connect Delivery Results for the August 9, 2016 SPIN Town Hall Forum

Town Hall Forums can be viewed in their entirety by visiting <http://www.cityofsouthlake.com> and clicking on "Learn More" under Video On Demand; forums are listed under SPIN by meeting date.

FORUM SUMMARY:

Property Situation:

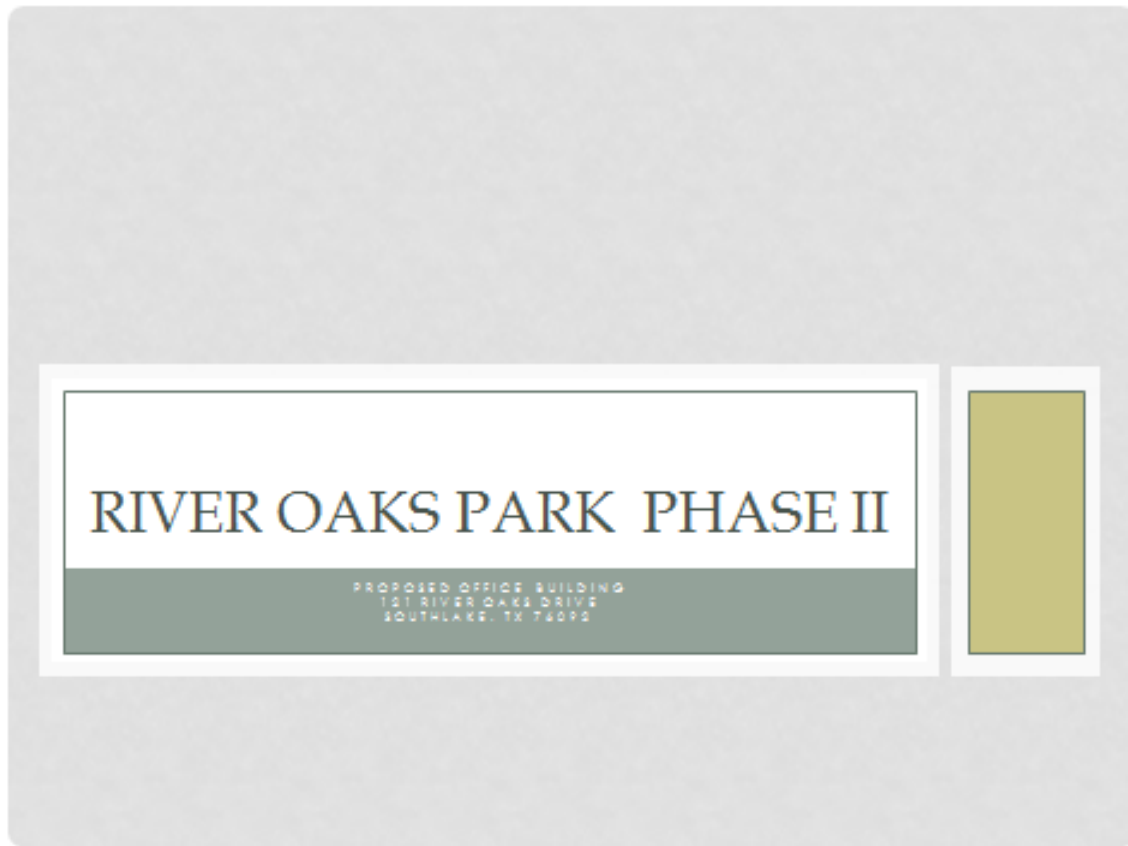
- 121 River Oaks Dr.

Development Details:

- 5,400 square foot office building in the middle of an existing development
- Entrance to development on Southlake Blvd with River Oaks Drive providing internal circulation.
- Four buildings developed under the original development in 2006 and another building developed in 2014; there are 6 remaining properties to be developed
- Property has floodway running through it
- Looking at developing a one-story general office building
- Some trees on pad site will need to be removed and replaced
- Buildable area outside of the floodplain is small
- Parking is on-street – no internal parking lot; can get about 20 spaces
- Will park according to ratio for general office; 1:300
- Dumpster is at the end of the roadway
- Original developer showed bridge going over the floodway of the property to a piece of property where an office building could be developed – unlikely bridge would be constructed to connect to one office building. Will probably be a dead-end street

- Applicant noted that the landscaping meets requirements other than irrigation for east bufferyard (across creek).
- Looking to bring diversity of architecture to the development. Proposed architecture: Contemporary architecture style, stone with stucco building with standing seam metal roof – small amount of low sloped roof
- Air conditioning will be on the roof with a parapet that will hide equipment
- Requesting 4 changes to zoning from the original to have different styles of architecture within the complex, a change in the parking requirement. Changes would apply only to Lot 7.
- Proposing the back portion (north) of the development being general office and medical at the front

Exhibits presented at SPIN:



PROPOSED OFFICE BUILDING 121 RIVER OAKS DRIVE



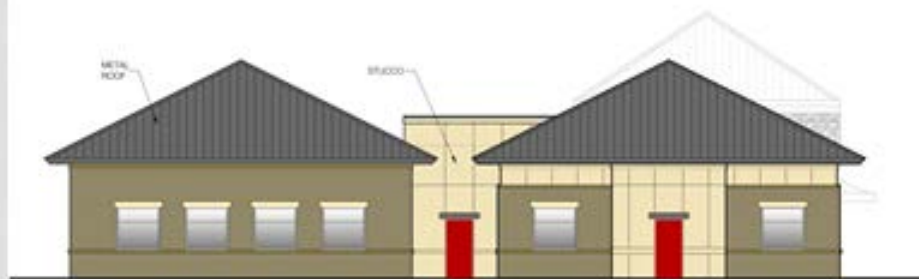
SITE



SITE VIEWS

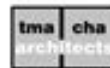


PROPOSED SITE DESIGN



OFFICE BUILDING - LOT 7
RIVER OAKS PARK PHASE II
 121 RIVER OAKS DRIVE
 SOUTHLAKE, TEXAS 76092

SCALE: 1/8" = 1'-0"
 2016.07.16



2A16-026



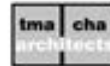
EAST ELEVATION



WEST ELEVATION

OFFICE BUILDING - LOT 7
RIVER OAKS PARK PHASE II
 121 RIVER OAKS DRIVE
 SOUTHLAKE, TEXAS 75080

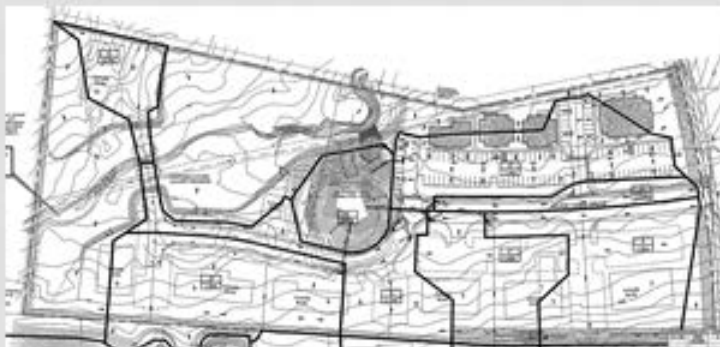
SCALE: 1/8" = 1'-0"
 2018.07.18



2A16-001



ORIGINAL
 MASTER PLAN



MASTER PLAN WITH
 REVISED FLOOD
 PLAIN

QUESTIONS / CONCERNS:

- Will there be any modifications to the landscape design or irrigation?
 - Landscaping around building is irrigated. Because property goes across creek there is portion across creek that is supposed to be landscaped but we have no way to get irrigation lines across floodway. Proposing to put in native plants that will survive without irrigation.
- Are there other developments in Southlake that use the mixed architecture design?
 - There are many developments in Southlake with mixed architectural styles
- Not aware of an office-use development with two distinct styles in the same complex
 - We already have two distinct styles, and introducing a third and hoping to introduce even more
- Does the owner own the plots to the west? What are the plans for that?
 - Yes, everything west of the roadway – not sure yet
- What other areas have you developed in Southlake?
 - Done other buildings in Southlake and owner has done other developments in Southlake, including two-building complex on Watermere
- How many modifications to the zoning are you hoping to make?
 - 4 modifications
- Parking as one of the modifications?
 - Yes
- Parking is a concern – overflow of parking is not going to be able to accommodate, with the other businesses that are there, the amount of spaces you are going to need
 - Have plenty of space to add additional parking. This is the first of several buildings
- You mentioned there is plenty of land for additional parking – that only helps when those lots are potentially developed
 - Made commitment to take care of parking, whatever is necessary for this development – sustainable and environmentally good practice is to put in the parking you need
- Cannot think of a subdivision or professional office park that had very different themes architecturally
 - Richer character to go into a project and see different architecture
- In terms of flat roof, residents on Jellico Circle are sitting up pretty high – don't think they will want to be looking down on flat roofs
 - Houses will not see flat roof. They are covered by the pitched roof

Blackboard Connect Delivery Results for the August 9, 2016 SPIN Meeting



This message has been sent! Here is a summary of the delivery results. [Click here](#) to view more information online.

Delivery Summary

Title	SPIN Town Hall Forum - August 9, 2016
Message Type	Outreach
Site	CITY OF SOUTHLAKE
Scheduled By	Daniel Cortez
Send Time	08/05/2016 05:30 PM (CT)
Voice Completed	08/05/2016 06:13 PM (CT)
Text Completed	08/05/2016 05:32 PM (CT)
Email Completed	08/05/2016 05:31 PM (CT)
Selected Contacts	11051 Successfully reached 7328 (66%)
Languages	English*

Device Deliveries

 65%(7079)	10858
 97%(178)	184

8/8/2016

Ci.southlake.tx.us Mail - Fwd: Blackboard Connect Delivery Results: SPIN Town Hall Forum - August 9, 2016 8/5/2016 5:30:00 PM (CT)

94%(537)

570



Detailed Delivery Results



Voice (listen)

Good Afternoon this is Daniel Cortez with the City of Southlake with a friendly reminder that next week on Tuesday, August 9th at 6pm a SPIN town hall forum will be held for the following items: The City of Southlake is proposing the adoption of the Southlake 2035: Economic Development Master Plan, a component of the City's comprehensive plan, Next, in SPIN Neighborhood #3 an applicant is proposing a two-story building for the Salons of Volterra and a one-story building for a yoga and wellness center located near Kirkwood Boulevard and Riviera Lane within the Carillon development. And lastly, in SPIN Neighborhood #11 an applicant is proposing to develop an office building on approximately 2 acres located at 121 River Oaks Drive. Again, a SPIN Town Hall Forum will be held August 9th at 6pm in the Southlake Town Hall Council Chambers. For more information about SPIN, please go to www.southlakespin.org. Thank you for your attention. Have a great weekend!

Successful Deliveries	65% (7079)
Live Delivery	2133
Answering Machine	4946
Unsuccessful Deliveries	35% (3779)
Hangup	237
Undeliverable	741
Opted-Out	20
Bad Phone Number	3
Busy	92
No Answer	2686



Email

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Email Sent	94% (537)
Email Opted-Out	6% (33)



SMS

Follow the link for more information: <http://bit.ly/SPIN2016Aug9>

Text Email Sent	97% (178)
Text Not Sent	2% (4)
Invalid Text Phone	1% (2)