

DRAFT PLANNING & ZONING COMMISSION MINUTES
FEBRUARY 2, 2017

Public Hearing To Consider And Act On A Resolution To **Amend The Comprehensive Plan And The Future Land Use Map** On An Approximately 145-Acre Site Located Northwest Of The Intersection Of Parker Road (544) And Josey Lane To Single-Family Detached, Multi-Family, And Open Space. **Case No. 02-17MD2 Castle Hills, Phase 10 (Comp Plan)**. Case Coordinator: Loren Shapiro.

Public Hearing To Consider And Act On An Ordinance **Establishing Zoning On A Proposed Annexation Tract** Located On Approximately 145-Acres Northwest Of The Intersection Of Parker Road (544) And Josey Lane As A (PD) Planned Development District To Allow For (SF5/12) Single Family Residential And (MF-18) Multi-Family Residential Districts With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. 02-17Z2 Castle Hills 10 -Clem Tract (Zoning)**. Case Coordinator: Loren Shapiro.

Chair Averett advised that Items 7 and 8 would be heard simultaneously but would be acted on with separate motions.

Shapiro advised that the subject property of the two cases was not yet within the Carrollton city limits but were being considered for annexation by the City Council with the first public hearing having been held on January 24, 2017 and the second scheduled to be held on February 7, 2017. The final annexation ordinance was scheduled for adoption on February 28. The applicant proposes to establish single family land use on the western portion with open space running through the middle. Near the intersection of Josey Lane and Parker Road, the applicant is seeking to establish multi-family land use. With regard to zoning, the applicant proposed single family zoning with four different types of single family detached product that would all be front loaded with reduced front yard setbacks. The proposal includes enhanced landscaping throughout the development along the perimeter main streets of 544/Parker Road as well as along Josey Lane. He provided conceptual elevations for each of the four types of product.

Aaron Ketchand, 2520 King Arthur Blvd., Lewisville, representing Bright Realty, stated they were requesting very similar criteria as approved for Singer Ranch and was subject to annexation, Comprehensive Plan, zoning and preliminary plat approvals. He stated the development is a joint venture with the Clem family and the intention is to close on the property and begin construction by late summer with expectation to deliver the first lots in the first quarter of 2019. The similarities are lot type, lot size and product type and the difference is this would be much less dense than Singer Ranch. He reviewed the Master Trail Plan noting trail connectivity across Old Denton that would ultimately tie into the Indian Creek Trail system to the south. He explained that they request the park fee be waived because of the amount of amenities and trails available to the homeowners of Castle Hills and the public. He stated the trails would be a public amenity that the City would not have to pay for. He stated they would be tying the area north of Indian Creek through Lewisville Road connections and advised that most of the density would be adjacent to the pet cemetery with the least amount of density on the peninsula to the north of Indian Creek.

Eric Stanley, 800 Sir Galahad, Lewisville, representing Castle Hills, did not offer a presentation but was available to answer questions.

John Denholm stated concern regarding the setbacks proposed and how realistic it is for people parking in the driveway and noting the narrow lots. He voiced concern with blocking of sidewalks due to the narrow depth between the sidewalk and garage. Mr. Stanley advised that through a strict

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interpretation of the HOA rules, parking is only allowed in the garage and he talked about enforcement of the rules and restrictions. In asking about the public having access to the amenities, Mr. Denholm noted signage at various amenities in Castle Hills that reads “residents only.” Mr. Stanley stated there is signage that tends to dissuade the public but was not doable noting that at Lake Avalon Park on 4th of July most of the people are not Castle Hills residents. He clarified that particular areas that are behind the gate are restricted to residents only such as the pool and tennis facilities, but the park areas are for anyone’s use. Mr. Denholm noted the small minimum side yard setback of 5 ft. or 2 and 8 ft. on the 41 ft. and 50 ft. product and asked about the ability to maintain that area. Mr. Stanley replied that the reason for it was to have the ability of J swing garages and those areas have gravel and a French drain for essentially a zero maintenance area.

Chair Averett opened the public hearing and invited speakers to address the Commission. There being no speakers, he offered the applicant an opportunity for closing remarks to which there were none.

**Chrisman moved to close the public hearing and amend the Comprehensive Plan and Future Land Use Map, Case No. 02-17MD2 Castle Hills Phase 10 with staff stipulations; second by Chadwick and the motion was approved with a unanimous 8-0 vote.*

**Chadwick moved to close the public hearing and moved approval of Case No. 02-17Z2 Castle Hills 10-Clem Tract with stipulations; second by Kiser and the motion was approved with a 7-1 vote, Denholm opposed.*