

**CARROLLTON CITY COUNCIL
SPECIAL COUNCIL MEETING
FEBRUARY 28, 2017**

The City Council of the City of Carrollton, Texas convened in a Special Council Meeting on Tuesday, February 28, 2017 at 5:15 p.m. with the following members present; Mayor Matthew Marchant, Mayor Pro Tem Doug Hrbacek, Deputy Mayor Pro Tem Steve Babick, Councilmembers Anthony Wilder, Glen Blanscet, James Lawrence and Bob Garza. Councilmember John Sutter was absent. Also present were City Manager Erin Rinehart, Assistant City Managers Marc Guy, Chrystal Davis and Bob Scott, City Attorney Meredith Ladd and City Secretary Laurie Garber.

**SPECIAL MEETING
5:15 P.M. – COUNCIL CHAMBERS**

*****EXECUTIVE SESSION*****

1. Council will convene in **Executive Session** pursuant to Texas Government Code:
 - **Section 551.071** for private consultation with the City Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the City Attorney has a duty under the Texas Rules of Discipline and Professional Conduct regarding confidential communication with the City Council.
2. Council will **reconvene in open session** to consider action, if any, on matters discussed in the Executive Session. Council did not convene in Executive Session.

OTHER BUSINESS

3. Consider An Ordinance Annexing 144.13 Acres Of Land Generally Located Near The Northwest Corner Of The Intersection Of Parker Road/FM 544 And Josey Lane. Case No. 01-17MD1 Castle Hills - Clem Property (Annexation).

Mayor Marchant stated that the Council previously held all of the legally required public hearings on this item and move forward with consideration of the item.

Mayor Pro Tem Hrbacek moved approval of Item 3; second by Councilmember Garza and the motion was approved with a unanimous 6-0 vote.

PUBLIC HEARING - INDIVIDUAL CONSIDERATION

Mayor Marchant stated that Items 4 and 5 were companion items and would be heard simultaneously.

4. Hold A Public Hearing And Consider A Resolution To Amend The Comprehensive Plan And The Future Land Use Map On A 144.13-Acre Site Generally Located Northwest Of The Intersection Of Parker Road/FM 544 And Josey Lane To Single-Family Detached Residential, Multi-Family, And Open Space. Case No. 02-17MD2 Castle Hills, Phase 10 (Comp Plan).
5. Hold A Public Hearing And Consider An Ordinance Establishing Zoning On A Proposed 144.13-Acre Annexation Tract Located Near The Northwest Corner Of The

Intersection Of Parker Road/FM 544 And Josey Lane; Proposing Establishment Of A (PD) Planned Development District To Allow For The (SF-5/12) Single-Family Detached 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).

Chief Planner Loren Shapiro stated that Item 4 would establish the land use and Item 5 would set the zoning. The applicant proposed multi-family on the southeast portion and the remaining part of the property would be single family detached and open space basically in the flood plain. He briefly described the proposed development.

Councilmember Wilder asked for clarification about Sec 5C1 of the proposed zoning ordinance. Shapiro explained that it meant that the parking spaces around the pool and amenity center areas were excluded from the required multi-family parking calculations. Councilmember Wilder also asked about minimum house size on each of the lot sizes and Shapiro replied that the proposed development exceeds the standard size.

Aaron Ketchand, 2520 King Arthur Blvd, Lewisville, Bright Realty, provided a brief presentation using an aerial map to illustrate the subject site and surrounding area. He stated the project was a joint venture between Bright Realty and the Clem family commencing summer 2017 pending approvals to develop 283 single family homes valued between \$375,000 to \$900,000+ as well as approximately 430 multi-family units. He reviewed the trail map to tie into and maximize the connectivity to the Carrollton Trail system.

Eric Stanley, 800 Sir Galahad, Lewisville, did not have a formal presentation but was available for questions.

Councilmember Blanscet stated he was curious about the access to the northern part of the single family homes and felt that the only access was coming from the future plans from Parker Road. Mr. Stanley used a pointer to show the various entrances. With regard to signage stating “residents only”, he stated that the HOA will maintain all of the parks within Castle Hills and some amenities such as the pools are gated and are private but the trails and parks are public although the public may see restrictive signs. With regard to the multi-family area, he stated they considered a number of different scenarios and land plans and multi-family was the best solution and it was critical to the overall plan.

Councilmember Wilder voiced concern with utility easements at the front of the property and asked if they had already begun talking with the utility companies noting the problems that occurred in Mustang Park. Mr. Stanley stated they were in the CoServ service area and stated the gas and electric service would be in the right-of-way. He advised that the gas meter would be on the side of the house and likewise with electric. He stated that through the HOA, there is an agreement with Grandé for phone, data and cable service. Councilmember Wilder asked about the minimum square footage of the homes and Mr. Stanley stated they asked for 1,600 rather than 2,000 because there were some clients who wanted a smaller home and were willing to pay the price but expect most of the homes to be larger than 1,600 sq ft. Mr. Stanley stated that the multi-family would be subject to the Castle Hills Commercial Association guidelines and that architectural review board and that ongoing association.

Mayor Marchant opened the public hearing for Item 4.

Tom Sifferman, 5036 Dickens Lane, stated he was not happy with more traffic which would come with the annexation and development. He also felt that utilities belong at the back of the home rather than the front as proposed. He felt multi-family next to the liquor store was appropriate.

There being no other speakers, Mayor Marchant closed the public hearing on Item 4 and opened the floor for a motion.

Councilmember Wilder moved approval of Item 4; second by Deputy Mayor Pro Tem Babick.

Mayor Pro Tem Hrbacek voiced his appreciation to the applicant stating he was excited about the product overall however would vote in opposition to the item because he was not in agreement with the multi-family development.

Councilmember Wilder stated he understood the concern about multi-family but this area would be subject to Planning & Zoning and Council review and agreed that it would be a buffer next to the existing liquor store.

Councilmember Lawrence stated that he was concerned about the lot widths when the City reviewed the Singer tract and now the Council was looking at more narrow lots and again voiced concern about the density in Carrollton. He stated he was concerned about the trend with developments proposing smaller front lot sizes. He stated he was not concerned about Castle Hills but was concerned about traffic, density and the environment.

Mayor Marchant stated that from a traffic standpoint, he felt the development was coming whether it was in Carrollton or not so would prefer to be able to zone it in a way that makes sense for Carrollton residents. He felt the MF question was difficult but felt a buffer was needed and felt the Castle Hills Commercial Association gives a level of control that's not available in other spots. Considering that, he felt it was a good choice.

The motion was approved with a 5-1 vote, Mayor Pro Tem Hrbacek opposed.

Mayor Marchant opened the public hearing for Item 5; there being no speakers, he closed the public hearing and opened the floor for a motion.

Councilmember Wilder moved approval of Item 5 with the change that the setback for the garages would be 25 ft rather than 20 ft; second by Deputy Mayor Pro Tem Babick.

Mayor Pro Tem Hrbacek stated he would vote in opposition for the same reasons stated earlier.

Deputy Mayor Pro Tem Babick stated he was very pleased that Castle Hills was coming into the Carrollton and felt it was a wonderful neighborhood. He understood the concern with regard to the lot width but felt it was mitigated based on the nature of the HOA involvement.

The motion was approved with a 5-1 vote, Mayor Pro Tem Hrbacek opposed.

Mayor Marchant expressed appreciation for all of the work and collaboration to get to this point and stated he hopes the City continues the trend of annexing.

6. Hold A Public Hearing And Consider A Resolution Authorizing And Creating The Carrollton Castle Hills Public Improvement District No. 2 On A 144.13-Acre Tract Generally

Located At The Northwest Corner Of The Intersection Of Parker Road/FM 544 And Josey Lane.

Mayor Marchant stated that the PID is how the infrastructure is financed for this particular development; it's consistent with how Singer Ranch was done and consistent with the basic model for development that Castle Hills employs.

Mayor Marchant opened the public hearing; there being no speakers, he closed the public hearing and opened the floor for discussion or a motion.

Deputy Mayor Pro Tem Babick moved approval of Item 6 regarding establishing a PID as stated on the agenda; second by Councilmember Garza.

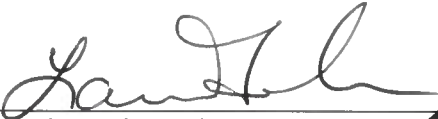
Councilmember Wilder echoed the mayor's comments stating he was grateful Castle Hills was coming to Carrollton and was excited about the product. He stated he was against PID #1 and is against PID #2 stating he does not like the approach for the funding of the infrastructure so would be voting against the request.

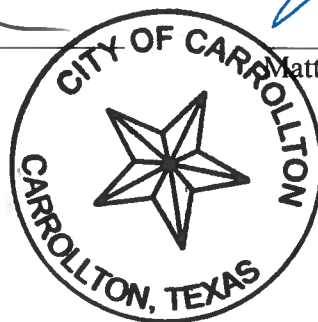
Deputy Mayor Pro Tem Babick stated he was pleased with the way the PID was handled from a Carrollton side of Castle Hills in terms of the representation that the citizens will have within Carrollton and the access to all the amenities.

The motion was approved with a 4-2 vote, Councilmember Wilder and Mayor Pro Tem Hrbacek opposed.

Mayor Marchant adjourned the meeting at 6:04 pm.

ATTEST:


Laurie Garber, City Secretary




Matthew Marchant, Mayor