



A G E N D A

**SPECIAL MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF HIGHLAND VILLAGE, TEXAS
TUESDAY, NOVEMBER 1, 2022, 7:00 PM
HIGHLAND VILLAGE MUNICIPAL COMPLEX
CITY COUNCIL CHAMBERS**

1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS

OPEN SESSION

(City Council Chambers – 7:00 P.M.)

- 1. Call to Order/ Roll Call.**
- 2. Elect Chairman and Vice Chairman.**
- 3. Consider Approval of the Minutes from the Regular meeting of Planning and Zoning held on August 16, 2022.**
- 4. Consider Approval of the Minutes from the Special Joint Workshop of the Highland Village City Council and Planning and Zoning held on August 30, 2022.**
- 5. Consider Approval of the Minutes from the Special Joint Workshop of the Highland Village City Council and Planning and Zoning held on September 27, 2022.**
- 6. Visitor's Comments.**
(Anyone wishing to address the Planning and Zoning Commission must complete a Speakers' Request form and return it to City Staff. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action on items not posted on the agenda. Action on your statement can only be taken at a future meeting.)
- 7. Review and Consider an application for a Site Plan for the property located at 113 Barnett Boulevard, being the Remainder of Tract 2, Barnett Subdivision.**
- 8. Receive Status Report on Various Projects.**
 - **Future P&Z Meetings**
- 9. Adjournment.**

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed.

I HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE PUBLIC BULLETIN BOARD AT THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, ON OCTOBER 28, 2022 NOT LATER THAN 5:00 P.M.

Autumn Aman

Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 899-5132 or Fax (972) 317-0237 for additional information.

Removed from posting on the _____ day of _____, 2022 at _____ by _____ at _____.

DRAFT MINUTES
REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS
HELD IN THE MINICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD
TUESDAY, AUGUST 16, 2022

1. Call to Order/Roll Call.

Chairman Guy Skinner called the meeting to order at 7:02 p.m.

Roll Call

Present:	Guy Skinner	Chairman
	Denver Kemery	Vice Chairman
	Michael George	Commissioner
	Dale Butler	Commissioner
	Jared Christianson	Commissioner
	Cindy Richter	Alternate Commissioner
	Brent Myers	Alternate Commissioner
Staff Members:	Autumn Aman	Community Development Coordinator
	Kimberlie Huntley	Community Services Assistant
	Scott Kriston	Director of Public Works
	Paul Stevens	City Manager
	Kevin Laughlin	City Attorney

2. Consider Approval of the Minutes from the Regular meeting of Planning and Zoning held on June 21, 2022.

Commissioner Dale Butler made a motion to approve the minutes as written. Vice Chairman Denver Kemery seconded the motion.

Motion Passed (5-0)

3. Consider Approval of the Minutes from the Special Joint Workshop with the Highland Village City Council held on June 30, 2022.

Commissioner Butler made a motion to approve the minutes as written. Commissioner Michael George seconded the motion.

Motion Passed (5-0)

4. Visitor Comments.

There were no visitor comments.

5. Conduct Public Hearing and Review and Consider an application requesting enactment of a Planned Development Overlay District for Attached Single Family Residential Townhome Use relating to the development and use of 4.364 + acre tract of land located in the F. Hyatt Survey, Abstract No. 559, commonly known as 102 Barnett Boulevard.

Community Development Coordinator Autumn Aman stated the townhomes were on the

Planning and Zoning agenda on June 21, 2022. The applicant was still requesting to change the current zoning on the property located at 102 Barnett Boulevard from SF-40 to a Planned Development Overlay District for attached single family townhouses consisting of sixty (60) lots.

She stated any action on the request was tabled by the Commission at the June 21, 2022 meeting, however, the public hearing relating to the application was opened, conducted, and closed. Ms. Aman continued that she did have to send out public hearing notices again to everyone within two-hundred (200') feet of the said property.

Ms. Aman stated as of the date of the Thursday, August 11, 2022, she had received an overall total of approximate fifty-four (54) emails/correspondence. Eighteen (18) were in support of the request and thirty-six (36) were opposed. She had placed copies of all emails in the packets delivered to the Commissioners to ensure they had every email that she had received. She had also placed an additional twenty-five (25) emails/correspondence on the dais she had received since packets were delivered to the Commissioners. Eight (8) were in support of the request and seventeen (17) were opposed. *(copies of all emails are on file with the minutes).*

Ms. Aman continued under "identified needs" within the briefing, the Commission would have to conduct the public hearing and consider and make a recommendation to the City Council regarding the request to change the zoning on the property.

Mr. Dusty Broadway, Broadway Builders, 1888 Sinclair Ct., Lewisville, Texas, stated he would present the Whitestone Village project, a "For Sale" project, located at 102 Barnett Boulevard. He stated he would share floor plans, site plan, and play an animation video of what the project would look like. He would also have two (2) additional people presenting, those being Steve Stoner, a professional traffic engineer and Ryan Collinsworth who would address how the project would benefit the City of Highland Village and the housing predictions in the next three (3) years in the DFW area.

Mr. Broadway proceeded he had twenty-five (25) years experience in real estate and construction and a MBA in corporate finance and then continued with his presentation going over the following:

1. There would be (2) floor plans for the project
 - Rear Entry Garage Floor Plan - 3 bedroom (38)
 - Front Entry Garage Floor Plan- 3 bedroom – (22)
2. Conceptual Site plan
3. Retaining wall with a six (6') foot cedar fence on top.
4. (2) entrances and (2) exits within the site.
5. No windows on the second floor on any townhome on the west side of project.
6. Concluded with playing an animated video of what the project would potentially look like.

Mr. Steve Stoner, 7557 Rambler Road, Dallas, TX, Traffic Engineer with Pacheco Koch, stated he had been in the industry for twenty-eight (28) years, received a MS in Civil

Engineering at the University of Tennessee, and is a member of the Institute of Transportation Engineers (ITE).

Mr. Stoner proceeded with his presentation, going through and explaining the trip generation table that was prepared by another engineering firm. He stated it was standard calculations that all traffic engineers would arrive at showing number trip ends. He continued explaining "trip ends" the number of vehicle trips entering and exiting a site and how they do analysis during peak hours, peak hours usually considered between 7:00 a.m. and 9:00 a.m. when most are going to work, and afternoons between 4:30 p.m. and 6:30 p.m.

Mr. Stoner continued to explain the table that showed how many trip ends the development would generate during the peak hours. He stated that vehicle trip ends are based on national averages compiled by (ITE) and how they use a web application to gather calculations, a function based off number of dwelling units.

Alternate Commissioner Cindy Richter questioned Mr. Stoner if he was stating the twenty-six (26) total cars in the a.m. peak hours were only for the sixty (60) townhomes and questioned if they did not considered the moms, dads, and kids going to and from Heritage Elementary School.

Mr. Stoner responded when doing a traffic impact analysis, which they had not performed for the project, they would analyze traffic counts of the existing road, analyze the number before the project, and analyze the number after the project to see what the impact of the project would be. The number of twenty-six (26) is a combination of in and out together.

Alternate Richter continued questioning Mr. Broadway if he had performed a traffic impact study.

Mr. Broadway responded he did not citing the City stated he did not have to perform one.

Commissioner Butler commented, assuming by full capacity one (1) car per unit seemed unrealistic and questioned if they had ran the numbers based on any other assumption such as ninety (90) or one-hundred and twenty (120) cars.

Mr. Stoner responded the numbers were not based on number of cars, they are based off the number of dwelling units. That is what the average had been from data collected all over the country, the number of cars entering and exiting a site in a one hour period in the am and pm.

Commissioner Butler questioned what numbers were used for numbers in and out of the site.

Mr. Stoner clarified again it was not based off cars per unit, it was based off number of units. He continued explaining how they came up with trip numbers.

Commissioner Butler commented that there had to be some type of assumption for the number of vehicles to get specific counts.

Mr. Stoner explained how (ITE) compiles data. If they do a trip generation study, they would set up traffic counters at all driveways during peak hours and would count how many cars go in and out in the peak hours and then send the data to (ITE). He continued that the only variable applied is the number of dwelling units and (ITE) compiles the data and averages and gives them the equations to come up with the trip numbers. They are not based on the number of vehicles.

Alternate Brent Myers comments for clarification, the numbers are not specific to the site itself, they were just using the national averages.

Mr Stoner agreed with Mr. Myers and stated it would be for any sixty (60) unit townhome development, the national average.

Chairman Skinner commented he had to agree that based off (60) cars, there are one hundred and forty-two (142) parking spaces inside the perimeter of the lots, and he was asking for an additional eight (8) on the street being total of one hundred and fifty (150) parking spaces, he agreed on what was being said.

Mr. Stoner clarified again that the numbers are not based off sixty (60) cars, they are based off sixty (60) townhome units and to also keep in mind, the numbers are within a one hour period with some people leaving earlier or later than the peak hours and the data is not up to the minute.

Commissioner George comments that it is reported off of real data.

Mr. Stoner responded that was and that is the industry standard way of calculating trip generations per hour.

Mr. Stoner continued discussing traffic at it related to informational slides that were created by the City of Highland Village staff. Traffic counts on FM 407 between Barnett Boulevard and Tartan Trail. He stated a road of that size can carry thirty thousand (30,000) cars a day and the actual count is twenty-five thousand (25,000). City staff had requested Texas Department of Transportation (TXDOT) to do a traffic signal warrant analysis to see if it would meet the warrant for a traffic signal and discusses FM 407 crash reports.

Commissioner George questioned if Pacheco Koch had performed any traffic study.

Mr. Stoner responded they had not, they were just there to explain what was existing.

Mr. Ryan Collinsworth, 3004 Southmore Trail, Flower Mound, stated he has lived in the area for over forty-seven (47) years, nineteen (19) years in real estate, involved in over 1,000 homes sales throughout his career, a UNT graduate with a degree in Sociology and Business, and then continued with his presentation on the following:

1. Tax impact for Highland Village.
 - Whitestone Village would be an excellent ongoing tax revenue for the City of Highland Village.
 - Tax rate for Highland Village 0.563020, with an average sales price of \$450,000 + revenue of \$2,533.59 per unit X (60) townhomes for a total of \$152,015.40 for the City of Highland Village.
 - The ongoing revenue would grow year over year as home values continue to rise.
2. Median Close Price in Highland Village
 - The current median home price in Highland Village is higher than price of the new homes.
 - Since 2018, the trend continues to increase year over year.
3. Historic Sales Price Range in Highland Village

- Each year, the number of properties in the \$400K - \$500K range is shrinking because house prices continue to rise in Highland Village. This puts families at a disadvantage trying to find affordable homes in Highland Village. Whitestone Village would allow families to buy new homes without requiring additional dollars to update an older home. New homes = energy efficient.
4. 2022 Information for 3 bedroom, 2 bath Homes in Highland Village
 - for last 90 days, compares market analysis
 5. The Housing Market
 - Lack of inventory, do not have the inventory to keep up with the demand.
 6. Commercial Availability in Highland Village
 - Total 21 buildings currently for lease with 43 spaces available inside of the 21 buildings. Commercial buildings are sitting vacant in Highland Village including the one located on Barnett Boulevard, which have not leased out yet. They have not had any activity for the location.

Alternate Commissioner Myers questioned if there was any reason given why the space on Barnett Boulevard was not leasing.

Mr. Collinsworth responded when the last tenant left, which was a dental office, they could not get anyone going that direction.

Chairman Skinner opened the Public Hearing at 7:37 p.m.

1. Elizabeth Stansny, 931 Inverness Circle, Highland Village, TX - spoke in opposition.
2. Tim Whisenant, 2300 Olympia #1484, Flower Mound, TX - spoke in opposition.
3. Bobby Bell, 905 Heatherglenn Court, Highland Village TX – spoke in opposition.
4. Cora Bell, 905 Heatherglenn Court, Highland Village, TX – spoke in opposition.
5. Keith Pomykal, 3001 Sale Street, #400, Dallas, TX – spoke in favor.
6. Patricia Oldham, 3405 Sherwood Lane, Highland Village, TX - spoke in opposition.
7. Cindy Tentler, 927 Heatherglenn Court, Highland Village, TX - spoke in opposition.
8. Jimmy Bassinger, 210 Edgewood Drive, Highland Village, TX - spoke in opposition.
9. Jean Bassinger, 210 Edgewood Drive, Highland Village, TX - spoke in opposition.
10. Christi Henderson, 937 Silvertorne Trail, Highland Village, TX - spoke in opposition.
11. Sherry Hutton, 923 Heatherglenn Court, Highland Village, TX - spoke in opposition.
12. Scott Megahee, 2165 Tartan Trail, Highland Village, TX - spoke in opposition.
13. Judy Poklandnik, 933 Silverthorne Trail, Highland Village, TX - spoke in opposition.
14. Kim Parker, 13355 Noel Road, #1100, Dallas, TX, spoke in favor.
15. Bob Wallace, 102 Barnett Blvd, Highland Village, TX - owner of property in question, spoke in favor of the request and stated he did have regrets of ever donating land, did not complain when Briarhill I, II, and III were developed on land that was previously his.
16. Sungil Choi, 105 Barnett Blvd., Highland Village, TX - did not wish to speak, however he was opposed to the request.
17. Tamara Thigpen, 482 Sellmeyer Lane, Highland Village, TX – did not wish to speak, however she was opposed.
18. Ruth Austin, 2155 Tartan Trail, Highland Village, TX - did not wish to speak, however she was opposed.
19. Julie Therianult, 935 Heatherglenn Court, Highland Village, TX-did not wish to speak, however she was opposed.

20. Mollie Megahee, 2165 Tartan Trail, Highland Village, TX – did not wish to speak, however, she was opposed.
21. Erin Just, 901 Heatherglen Court, Highland Village, TX – did not wish to speak, however she was opposed.

All of those opposed citing concerns of traffic, traffic light, density, detention, no open space, safety, fire, meeting the minimum standards, meeting the comprehensive plan, parking on the street, and potential rental property.

Those in favor citing the need for more housing inventory, it would help add tax base, safer with walking trails, and did not feel there would be any traffic impact.

Chairman Skinner closed the Public Hearing at 8:20 p.m.

Commissioner Jared Christianson asked Mr. Wallace if he still currently owned the property.

Mr. Wallace stated he did.

Alternate Commissioner Myers questioned if the City had reviewed whether the overlay fits the use if the zoning were changed.

City Attorney Kevin Laughlin responded that was a broad and general question. General answer being, "Is an Overlay Planned District appropriate based on the application", the answer would be yes. He continued, whether or not if the standards are being requested as far as the regulations go by the applicant was a matter for the Commission and City Council to decide if it was thought to be appropriate recognizing the changes in relation to a SF-40 zoning district or even if it were a stand-alone district was still a matter for the Commission to decide. He summarized stating an overlay district was appropriate based on the way the City of Highland Village Zoning Ordinance was written, is was an appropriate mechanism and the standards being adopted is what the Commission was to decide.

Commissioner Michael George questions the appropriate mechanism.

City Attorney Laughlin continued discussing the difference between an Overlay District versus Free Standing District.

Alternate Richter questioned the City Manager if the City did have a traffic report or if there was one being performed.

Mr. Scott Kriston, Director of Public Works, stated the City had made a request to (TXDOT) to perform a signal warrant study for the intersection of Barnett Boulevard and FM 407 and that request could take up to eight (8) weeks.

Commissioner George questioned Mr. Kriston on what the study would show.

Mr. Kriston stated it would show whether the intersection at Barnett Boulevard and FM 407 warrants a signal light and it would be based on seven (7) warrants.

Alternate Richter stated she felt it was important that the applicant meet the minimum standards even though it was an overlay.

Commissioner Christianson questioned if the City Manager's office, City Council, or if any other staff provided a report showing compliance and consistency with the current comprehensive plan.

City Attorney Laughlin clarified, procedurally, there would not be any type of reporting yet, because it had not gone to City Council.

Commissioner Christianson questioned for clarification that there was not a report.

City Attorney Laughlin responded there was not a report, currently there was the staff report, presentation of the applicant, testimony from the public hearing, emails, and any other documents provided by staff.

Alternate Commissioner Myers questioned for clarification that they were not approving plans just changing from SF-40 to multi-family.

City Attorney Laughlin told the Commissioners they would be looking at the draft ordinance, making a recommendation to City Council on the draft ordinance which contains everything that had been requested by the applicant. The Commission would either recommend to City Council denial, recommend to City Council approval or recommend approval with changes to the text to the draft ordinance.

Commissioner Christianson questioned for clarification in reference to the twenty-four (24') foot fire lane, was it appropriate and if they would be able to access all structures to fight a fire and obtain access behind the structures.

City Manager, Paul Stevens stated the application was reviewed by the Fire Department and there were no concerns with the Fire Department. The fire lane and access were adequate in their review. He continued if approved there would be much to do at a later date in reference to reviewing and clarified that the Commission was just considering the change in use.

Commissioner George questioned Mr. Broadway on the adequacy of drainage.

Mr. Broadway stated it had been looked at, he would be able to tie into the existing drainage with the property across the street from the proposed development.

Commissioner George questioned the existing trees on the property.

Mr. Broadway stated the trees along the west property line would be left in place, and he would be putting in a sidewalk along the west property line.

Alternate Commissioner Myers questioned who would be responsible for taking care of the trail area.

Mr. Broadway stated it would be the Homeowners Association.

Mr. Broadway concluded stating they had all the traffic information as presented and it would produce less traffic than retail and an office building. FM 407 had the capacity to take on ten-thousand (10,000) more vehicles. The housing market was strong which would eliminate the concern of rental. He had taken in consideration the privacy of the neighbors, reduced the number of townhomes, leaving the twenty (20') foot easement, leaving the trees on the west property line, no windows on the second floor on the units on the western property, and building a cedar fence.

Commissioner Christianson questioned for clarification that the Commission would be considering approving a change of use going from freestanding to an overlay.

Mr. Broadway commented the request was for changing the zoning from SF-40 to a Planned Development, the request was not for multi-family.

City Attorney Laughlin stated that townhomes are single family homes and the way the ordinance was written, all SF-40 zoning remains in place, the overlay regulations only apply to the property in the extent as it relates to the use and if developed for townhomes. If it was not used for townhomes, it would have to be used for SF-40.

Alternate Commissioner Myers questioned if they were actually changing the zoning.

City Attorney Laughlin stated the Commission would be changing the zoning by adding a set of regulations on the existing zoning.

Alternate Commissioner Richter questioned then they were considering approving a zoning change based on Mr. Broadway's plan.

Commissioner George stated it was a zoning change based on the presentation on what was presented to the Commission.

Commissioner George stated he would make a motion and based on the information in the proposed overlay draft ordinance, he did not think they could meet the minimum requirements of what was needed in the area. Commissioner George made a recommendation to City Council to deny the request.

Vice Chairman Denver Kemery seconded the motion.

Motion to Deny (5-0)

6. Receive Status Reports on Various Projects

- **Discuss Future P&Z Meeting dates**

Community Development Coordinator Aman stated the next Regular scheduled meeting would be held on September 20, 2022.

7. Adjournment.

Meeting adjourned at 8:43 p.m.

Autumn Aman
Community Development Coordinator

Chairman
Planning and Zoning



**MEETING MINUTES OF THE
SPECIAL JOINT WORKSHOP OF THE
HIGHLAND VILLAGE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
HIGHLAND VILLAGE MUNICIPAL COMPLEX
1000 HIGHLAND VILLAGE ROAD
TUESDAY, AUGUST 30, 2022**

Convene Meeting in Open Session

The Highland Village City Council and the Planning and Zoning Commission met in a special joint workshop on the 30th day of August, 2022.

1. Call Meeting to Order – City Council

Mayor Daniel Jaworski called the meeting to order at 6:01 p.m.

Roll Call

Present:	Daniel Jaworski	Mayor
	Michael Lombardo	Mayor Pro Tem
	Jon Kixmiller	Deputy Mayor Pro Tem
	Shawn Nelson	Councilmember
	Tom Heslep	Councilmember
	Robert A. Fiester	Councilmember
	Brian Fiorenza	Councilmember
Staff Members:	Paul Stevens	City Manager
	Ken Heerman	Assistant City Manager
	Angela Miller	City Secretary
	Ingrid Rex	Deputy City Secretary/Records Coordinator
	Doug Reim	Chief of Police
	Phil Lozano	Parks and Recreation Director
	Sunny Lindsey	Information Services Director
	Laurie Mullens	Marketing & Communications Director
	Andrew Boyd	Media Specialist

2. Call Meeting to Order – Planning and Zoning Commission

Chair Guy Skinner called the meeting to order at 6:01 p.m.

Roll Call

Present:	Guy Skinner	Chairman
	Jared Christianson	Commissioner
	Denver Kemery	Vice Chairman
	Michael George	Commissioner

	Brent Myers	Alternate Commissioner
	Cindy Richter	Alternate Commissioner
Absent:	Dale Butler	Commissioner
Staff Members:	Scott Kriston	Public Works Director
	Autumn Aman	Community Development Coordinator
	Kim Huntley	Community Service Assistant

3. Receive a Presentation and Discuss the Comprehensive Plan Updates Project

City Manager Paul Stevens reported this project has been ongoing for quite some time and is now nearing completion. He further reported a lot of information would be presented as the plan covers many aspects, including the Parks, Recreation and Open Space Master Plan, Trail System Master Plan and opportunity areas which are vacant properties in the city, as well as the FM 407 Corridor Study. Depending on the number of changes, Mr. Stevens stated a draft is scheduled to be presented to City Council and the Planning and Zoning Commission on September 27. This is to allow time for members of the City Council and Planning & Zoning Commission to review the draft before any formal adoption.

Mr. Ron Stewart from McAdams Engineering introduced the following McAdams staff members:

Ashton Miller – will present information regarding the opportunity areas

Eric Wilhite – will present information regarding the Thoroughfare Master Plan Update

Katherine Zeingue – will present information regarding the Trail System Master Plan Update

Rachel Cotter – will present information regarding the Parks, Recreation and Open Space Master Plan Update

An overview for each of the plan updates was presented, which included:

- Parks, Recreation and Open Space Master Plan Update
- Trail System Master Plan Update
- Village Connection FM 407 Trail Corridor and Amenity Plan Update
- Opportunity Area Plans
- Thoroughfare Master Plan Update

Mr. Stewart stated Mr. Ashton Miller would later present options regarding the Opportunity Area Plans and would be seeking input from City Council and the Planning & Zoning Commission on which land use option to incorporate into the Comprehensive Plan. Mr. Stewart reported the project also includes a review of current City ordinances to determine if any changes would be warranted as they relate to the updated Comprehensive Plan. This would only be recommendations for future consideration by Council.

Ms. Rachel Cotter presented findings of the Needs Assessment which includes the results of the views and opinions of parks and recreation in Highland Village based on a scientific survey that included a statistical sample of Highland Village residents. The presentation included the following components:

- Parks Assessments – included park infrastructure, user experience, general condition and maintenance, park character and diversity of amenities
- Programs – included athletics, camps, community events, enrichment and health & wellness as well as pricing strategies

- Maintenance – included urban forestry, general parks & grounds, trades, athletic fields, trails and response team

Ms. Katherine Zeingue presented information relating to the City's trail system:

- City Trail Network Opportunities & Constraints Analysis
- Trail Network Recommendations,
- On-Street Bicycle Network
- Recommended Opportunities for Improvements

With Tartan Trail, Doubletree Drive and Medina Drive streets being so narrow, Mayor Pro Tem Lombardo asked how shared lane bicycle boulevards would work on those streets. Katherine explained that shared lane bicycle boulevards are designed for narrow neighborhood streets and have shared lane markings to notify motorists that they are traveling on a shared corridor with bicyclists. In-street parking restrictions were discussed briefly. Deputy Mayor Pro Tem Kixmiller added that part of the city does have HOA restrictions regarding permanent on-street parking, however it is not administered and might need to be reviewed from a public safety perspective. Ms. Zeingue also recommended lowering residential speed limits to a maximum speed of 25 mph to ensure safe travel for pedestrians and bicycles.

Mr. Ashton Miller presented the project overview for the Opportunity Area Plans. Six (6) opportunity areas were identified for inclusion in the Comprehensive Plan Update. Mr. Miller reported meetings were held with property owners, residents and City staff to determine best use of the areas. For each area, Mr. Miller reported the following information was also used in preparation of a recommendation for each of the opportunity areas:

- Sustainability/SWOT Analysis
- Community Engagement Results
- Concept Scenarios for each Opportunity Area
- Fiscal Impact based on each Opportunity Area

Area #1 – Northern Gateway (35.4 acres) Bishop Property

Current zoning for this property is Single Family (SF-40) which requires a minimum of 40,000 square foot lots. Two options were presented and Mr. Miller requested feedback on a preferred option. Mr. Miller stated the lake view makes this area unique. One constraint with development of this property is the high cost for infrastructure to this area. Option 1 - included a combination of condominiums, townhomes, retail, restaurant, and entertainment use

Option 2 - included retail, restaurant and single family use

Members of the Planning & Zoning Commission, City Council and City staff also discussed establishing a Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ) to help offset the cost for infrastructure, the cost to provide City services to the area, additional traffic, future lane expansion on FM 2499 and the impact/benefit to other nearby retail areas.

Mr. Miller added that regardless of which option is chosen, there is still no guarantee the property will develop in that way. Applicants would still be required to work through the development process, which will include action by the Planning and Zoning Commission and City Council. There was no consensus for either option that was presented.

Area #2 – Marketplace (2.5 acres)

Two properties were shown – a vacant field located just north of Torchy's Tacos in The Shops of Highland Village and an area located behind Walmart. Mr. Miller presented a restaurant and retail use for this area.

Area #3 – South Corridor (7.5 acres)

Mr. Miller presented office space use for this area. Mr. Stevens reported current zoning for this property is Multi Use so no zoning change would be required, just approval of a site plan.

Area #4 – South Gateway (22.6 acres)

Mr. Miller reported this includes a triangular shaped area located near a railroad made up of three (3) different tracts, each with different owners. Single Family is currently allowed on this property. Two options were presented.

Option #1 – included single family use

Option #2 – included patio homes use

Without all three (3) tracts available, Councilmember Heslep suggested Option 1 with Single Family (SF-60) and deeper lots using two (2) of the tracts. McAdams staff will rework Option 1 using Councilmember Heslep's suggestion.

Area #5 – Highway Corridor (17.5 acres)

Mr. Miller reported this is the only tract in Highland Village that has adjacency and visibility to IH-35. A hotel and townhome use for this area was presented.

Members of Council discussed the need for a quality hotel, the proximity to nearby entertainment venue(s), the existing Transit Oriented Development (TOD), and highway noise. Councilmember Fiorenza suggested further discussion regarding Area #1 and Area #5 by creating the high rise as a combination hotel and residence in Area #1, with townhomes or smaller single family to buffer the residential homes to the west of Copperas Branch Court in Area #5.

In considering an entertainment use and the constraints of the property, Mr. Miller reported the building(s) and parking lots are very close to the currently existing homes. Single family use was considered as it would be a quieter use and still feasible for that location.

Area #6 – South Gateway (17.9 acres)

Mr. Miller reported this is the first area you see as you enter Highland Village on FM 407. He presented a full service restaurant use for this area on the east side of Sellmeyer, along with enhancements such as landscaping and building façade improvements since it is an entry into the city.

A recess was called at 8:30 p.m. and the meeting continued at 8:43 p.m.

Mr. Eric Wilhite presented information about the Thoroughfare Master Plan Update and the overall picture of data being used to prepare the update, including population demographic analysis, crash analysis to identify potential hazardous roadway links in terms of traffic safety, traffic volume percentages in major entry points of the city and a link analysis to determine the current level of service of major thoroughfare roadways.

Mr. Stewart presented a Five-Year Concept Design for the Village Connection/FM 407 Corridor. The concept plan started the connection at Chinn Chapel Road and continued

just east of Sellmeyer Lane. Councilman Fiorenza voiced safety concern with the limited buffer between the proposed sidewalk and FM 407 in certain areas.

With a study currently being conducted to determine if the Kansas City Southern (KCS) freight rail line can provide commuter rail service in Highland Village, a Twenty-Year Multi-Modal Trail plan was also presented. The plan proposes a twelve (12) foot wide trail system that would tie in to the City's existing trails system.

Lastly, Mr. Miller presented information regarding the ordinance review. The review will include the following development related documents:

- Future Land Use Plan that is included in the current Comprehensive Plan
- Zoning Ordinance which has a Market Place Overlay, Non-residential Overlay and TOD Overlay
- Subdivision Ordinance

Recommendations will be made as they relate to the Comprehensive Plan Update Project, such as items that need to be reviewed in order to facilitate opportunity area recommendations or the Village Connection/FM 407 Corridor Plan. Anticipated recommendations include:

- Make all documents that regulate development readily available
- Update the Future Land Use Plan to align with Opportunity Area recommendations
- Remove the Trails Plan from the Market Place Overlay and follow the Trails Master Plan being adopted with the Comprehensive Plan Update
- Update online Zoning Map to show overlay districts
- Allow expedited path for review of any development within an Opportunity Area if following the approved recommendation for development

Deputy Mayor Pro Tem Kixmiller added that the Comprehensive Plan Update provides direction and that proposed projects would still have to follow the development process and be presented to the Planning & Zoning Commission and City Council, where there would also be an opportunity for citizen input.

Mr. Stevens reported a draft would be presented to City Council at their September 27th meeting, with adoption later in October. He asked that any questions or comments by members of the Planning & Zoning Commission or City Council be sent to him so they can be addressed.

4. Adjournment – City Council

Mayor Jaworski adjourned the meeting at 9:34 p.m.

Daniel Jaworski, Mayor

ATTEST:

Angela Miller, City Secretary

5. Adjournment – Planning and Zoning Commission

Chairman Skinner adjourned the meeting at 9:34 p.m.

Guy Skinner, Chair

ATTEST:

Autumn Aman, Community Development Coordinator



**MEETING MINUTES OF THE
SPECIAL JOINT WORKSHOP OF THE
HIGHLAND VILLAGE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
HIGHLAND VILLAGE MUNICIPAL COMPLEX
1000 HIGHLAND VILLAGE ROAD
TUESDAY, SEPTEMBER 27, 2022**

Convene Meeting in Open Session

The Highland Village City Council and the Planning and Zoning Commission met in a special joint workshop on the 27th day of September, 2022.

1. Call Meeting to Order – City Council

Mayor Daniel Jaworski called the meeting to order at 5:02 p.m..

Roll Call

Present:	Daniel Jaworski	Mayor
	Michael Lombardo	Mayor Pro Tem
	Jon Kixmiller	Deputy Mayor Pro Tem
	Shawn Nelson	Councilmember
	Tom Heslep	Councilmember
	Robert A. Fiester	Councilmember
	Brian Fiorenza	Councilmember

Staff Members:	Paul Stevens	City Manager
	Ken Heerman	Assistant City Manager
	Angela Miller	City Secretary
	Ingrid Rex	Deputy City Secretary/Records Coordinator
	Kevin Laughlin	City Attorney
	Phil Lozano	Parks and Recreation Director
	Jana Onstead	Human Resources Director
	Laurie Mullens	Marketing & Communications Director
	Andrew Boyd	Media Specialist

2. Call Meeting to Order – Planning and Zoning Commission

Chair Guy Skinner called the meeting to order at 5:03 p.m.

Roll Call

Present:	Guy Skinner	Chairman
	Denver Kemery	Vice Chairman
	Michael George	Commissioner
	Brent Myers	Alternate Commissioner

Absent:	Dale Butler Jared Christianson Cindy Richter	Commissioner Commissioner Alternate Commissioner
Staff Members:	Scott Kriston Autumn Aman Kim Huntley	Public Works Director Community Development Coordinator Community Service Assistant

3. **Receive a Presentation of the Comprehensive Plan Updates Draft and Continue Discussion of Opportunity Areas**

Mayor Jaworski welcomed everyone to the Special Joint Workshop (Workshop). He reviewed the process undertaken to select a firm for the development and update of the various plans. He reported the project was accomplished in phases:

First Phase – included community input where an open house, online engagement and meetings with property owners were conducted

Second Phase – McAdams gathered and used the information provided during community engagement, meetings with property owners, resident survey and an economic market analysis in order to develop the draft

Final Phase – includes review of the rough draft, input from City Council and the Planning & Zoning Commission, and sharing the draft with the public prior to approval process

Mayor Jaworski also provided an overview of the Workshop and explained the purpose of the Workshop was to receive a presentation on the rough draft, discuss and provide guidance on the opportunity areas, with public comments at future meetings.

Mr. Ron Stewart from McAdams reported a comprehensive plan is a public policy document that will serve as a blueprint and advisory document versus code or law. It is a work plan that serves as a guide for the future that prioritizes goals and objectives, verifies and resolves gaps that exist in the current comprehensive plan, and also includes an analysis of community needs and wants. The comprehensive planning process included the following:

- Inventory and Analysis
- Visioning Goals
- Recommendations
- Action & Implementation

For the Community Engagement Process, Ms. Rachel Cotter reported McAdams used a combination of broad and focused approaches in order to receive feedback from various groups, resulting in 56 meetings with the following:

- Public Input
- Stakeholder Groups
- Appointed Boards & Elected Officials
- Staff Engagement
- Statistically Valid Survey
- Focus Groups

A public opinion survey was also posted online for several weeks.

Ms. Cotter reported the following were included in the updates project:

- Parks, Recreation and Open Space Master Plan Update
- Trail System Master Plan Update
- Village Connection FM 407 Trail Corridor and Amenity Plan Update
- Opportunity Area Plans
- Thoroughfare Master Plan Update

Relating to the Parks, Recreation and Open Space Master Plan Update, Ms. Cotter presented a summary of findings and recommendations for City parks, programs, operations and maintenance.

Relating to the Trail System Master Plan Update, Mr. Eric Wilhite presented trail network recommendations, with the goal of improving connectivity to existing parks, schools and residential areas and to close gaps in some of the current trails. Recommended trail priorities and on-street bicycle facility priorities were also presented.

With input received at the Special Joint Workshop held on August 30, 2022, Mr. Ashton Miller presented updated information relating to the proposed Opportunity Area Plans:

Area #1

The recommendation was updated to include maximum amounts of flexibility with a mixture of residential uses, while capitalizing on the lakefront view, and still including retail and restaurant use. Councilmember Nelson asked how many stories are proposed to allow for the lakefront view. Mr. Miller stated a maximum of 4-5 stories would be needed.

Area #2

No changes were recommended for this area.

Area #3

The recommendation was updated and reflected a change from three (3) to two (2) office buildings with a central open space. With a recent zoning request denied for an area across the street from this location, Mayor Jaworski asked what McAdams staff would recommend for that area. Mr. Stewart recommended mixed use.

Area #4

The recommendation for this area included a more phased-in approach while still maintaining a single family development, but slightly more dense than the current surrounding single family homes.

Area #5

The recommendation included an update on the southern tract to have the proposed townhomes front facing on the South side of Highland Village Road, with the use of heavy landscape buffers along the Western property line, with parking along the cul-de-sac, and an enhancement to the area with a boardwalk/pier feature.

This updated recommendation on the northern tract was to flip the proposed hotel to have the longer side of the hotel face IH-35 and Copperas Branch Road, with the use of landscape buffers along the Western property line and a connection to Copperas Branch Park. An event pavilion was also presented.

Regarding the proposed hotel, Councilmember Nelson asked how many stories and rooms would be needed in order to make it financially feasible. Mr. Miller stated typically that would be 4-5 stories maximum, adding that a boutique hotel could also be a possibility. Mayor Jaworski asked if a restaurant would also be a possibility for that area. Mr. Miller stated it could be but cautioned the availability of developable property that a full service restaurant or a boardwalk/pier option, with a lake atmosphere, could be a concern due to the amount of required parking. Mayor Jaworski also asked if either area presented was located within the existing Transit Oriented Development (TOD) and, if so, asked if there was any recommendation on that designation. Mr. Stewart stated everything located on the south side of Highland Village Road is located within the TOD. He added that if there is an expectation for higher uses from the TOD then Council may want to reconsider but currently the TOD works without a zoning change.

Area #6

East of Sellmeyer Lane – The recommended update included façade improvements, to provide for a reduction in the number of required parking spaces to allow for development to occur, require an enhanced entry monument sign and a connection into the trail network. Removal of the old bank drive through was recommended, with the addition of a park in its place.

West of Sellmeyer Lane – Recommended façade and landscape improvements.

With this being the first area you see as you enter Highland Village on FM 407, several members of Council asked about the use of an incentive or tax abatement that could be possibly help to facilitate façade and landscape improvements. City Manager Stevens stated an incentive could be a possibility. If a restaurant were built on the east side, he stated the zoning and subdivision ordinance requirements relating to landscape requirements would have to be met.

Relating to the FM 407 Trail Corridor and Amenity Plan, Mr. Stewart reported the trail/sidewalk focus areas included the following:

- Establishing a continuous pedestrian connection along FM 407
- Implementation of a plan to increase trail width to twelve (12) feet
- To allow for multi-modal use along the trail corridor
- Implementation of a plan to provide trail amenities within 5-Year, 10-Year and 20-Year Plans

Mr. Stewart reported the 5-Year Plan proposed implementation of eight (8) foot trails anywhere there is a gap in the existing trail system. Wherever possible, the 10-Year Plan proposed installation of twelve (12) foot wide trails without redevelopment. The proposed 20-Year Plan would require two things: (1) some redevelopment, land acquisition or use agreements/easements to allow use of the some properties and then bring a twelve (12) foot wide connection; and (2) a trail connection all along the railway. This is dependent upon Denton County Transportation Authority (DCTA) using the KCS Railway for a type of commuter or shared rail, which is currently being explored.

Ms. Cotter wrapped up the meeting with a review of the next steps. If the plan is formally adopted by City Council, she presented three ways to implement the Comprehensive Plan:

- 1) Policy Guidance and Actions – the document is used for guidance but it is not code or law, therefore there would be no repercussions from a regulatory or jurisdictional perspective if items in the Comprehensive Plan are not implemented

For clarification, Mayor Jaworski asked if someone in the future wanted to develop the Bishop property, similar to what is being proposed, and the development is not approved by the Planning & Zoning Commission and/or City Council - would future Commission or Council members be subject to a lawsuit. Ms. Cotter responded that was correct unless the City's zoning, development code, or ordinances were amended to reflect the recommendations of that Opportunity Area as proposed in the Comprehensive Plan.

- 2) To amend the City's zoning, development code, or ordinances to reflect the recommendations proposed in the Comprehensive Plan, which would be enforceable by law
- 3) Through capital projects and funding sources - such a budgeting for the project and going out for bid

Ms. Cotter stated the proposed Comprehensive Plan can be used to prioritize action items that can become part of a staff work plan and to budget for improvements. She added that the proposed Comprehensive Plan is a guiding, living document that can evolve and change based on changes in the community, resources, funding availability, or staffing. Implementation of actions would need to be brought before the residents, staff, Planning & Zoning Commission and City Council.

If Council wanted to remove an aspect of the proposed Comprehensive Plan such as the proposed multi-family development or the current TOD, Mayor Pro Tem Lombardo asked when that should be addressed. City Manager Stevens stated if there are any issues that Council would like to address, to please let him know now so that could be reviewed/incorporated and then another opportunity for review would be held. Because the current TOD was not enacted by ordinance but rather an amendment to the current Comprehensive Plan, City Attorney Kevin Laughlin stated deleting it from the proposed Comprehensive Plan would effectively remove it.

Questions from the Planning & Zoning Commission or City Council will be sent to City Manager Stevens. Mayor Jaworski reminded everyone there are opportunities for residents to respond and provide comments to Council, the Planning & Zoning Commission and staff via email, direct conversations or online through SpeakUp Highland Village.

4. Adjournment – City Council

Mayor Jaworski adjourned the meeting at 6:37 p.m.

Daniel Jaworski, Mayor

ATTEST:

Angela Miller, City Secretary

5. Adjournment – Planning and Zoning Commission

Chairman Skinner adjourned the meeting at 6:37 p.m.

Guy Skinner, Chair

ATTEST:

Autumn Aman, Community Development Coordinator

CITY OF HIGHLAND VILLAGE
PLANNING AND ZONING

AGENDA# 7

MEETING DATE: November 1, 2022

SUBJECT: Review and Consider an application for a Site Plan for the property located at 113 Barnett Boulevard, Remainder of Tract 2, Barnett Subdivision as submitted by CCM Engineering on behalf of the property owners AR Vision Investments LLC.

PREPARED BY: Autumn Aman – Community Development Coordinator

BACKGROUND

An application was received for a Site Plan to construct an approximately 7,200 square foot building. 5,760 square feet of the building will be for the office of Village Vision and the remaining 1,440 square feet will be future lease space.

The property owner, Dr. Anisha Jacob, currently operates her business in Highland Village and she would like to keep the business in Highland Village.

The property is currently zoned Planned Development Commercial (PD-C). This is a permitted use within the current zoning.

Compliance for this submittal is the Non-Residential Overlay Zoning District Ordinance, "Look & Feel" and the City of Highland Village Comprehensive Zoning Ordinance (CZO).

The property owner is very compassionate about the building they want to construct and In order to do so, they will have to request exceptions from City Council to the Non-Residential Overlay Zoning District Zoning Ordinance in order to construct what they are requesting.

Applicable provisions of the Non-Residential Overlay Zoning Ordinance are as follows:

Section 61 Intent/purpose

- a. The intent of this ordinance is to provide quality nonresidential development in accordance with the concepts of the comprehensive plan to develop a distinct image, in a unified design format, that identifies the City of Highland Village. In mirroring the residential quality of the city, the overlay zoning district will promote and insure the Highland Village "look and feel" from a design perspective.
- b. The purpose of the nonresidential overlay zoning district is to provide for consistent design standards that will insure quality nonresidential development throughout the City of Highland Village. The regulations set forth herein are designed to establish a visual and commercial image of Highland Village throughout the properties zoned or used as nonresidential.

Section 67.a Architectural Standards

All structures located within the nonresidential overlay zoning district shall be constructed utilizing a unified design which is substantially consistent with or contains the design elements including roof features, elevations, window type, percentage of various materials, style, color and overall symmetry of the graphics depicted in Exhibit B [attached to Ordinance No. 02-878]. Compliance with architectural design standards shall be a condition of site plan and general development request approval.

The Non-Residential Overlay Zoning District Ordinance, Section 69.b, Non-Conforming Architectural Design. Site Plans where the primary elements of the buildings on site are not consistent with **Exhibit B**, as interpreted by the Director of Public Works or his designee, shall require approval of the City Council with a recommendation by the Planning and Zoning Commission.

In reference to exterior building materials, State law prohibits local governments from regulating the materials used for new construction, maintenance and renovations to the extent such materials are permitted within the various international building codes. Therefore, the City of Highland Village cannot regulate any exterior building material proposed for the new building.

Exceptions being requested to the Non-Residential Overlay Zoning District Ordinance, "Look and Feel" are as follows:

1. Section 68 Signage f. - Attached wall signs are allowed and shall not exceed one sign per tenant space per street frontage. Illumination of wall signs shall be determined by City Council with approved site plan.

Per Ordinance No. 06-1000, Amendment to the Non-Residential Overlay Ordinance- additional signage may be requested at Site Plan, however, it shall be no larger than the primary sign.

Exception

- To allow for the primary sign, Village Vision, to face the public access and drainage easement and not Barnett Boulevard which would be considered street frontage.
- Allow additional logo sign to also face the public access and drainage easement and to allow it to be larger than the primary sign.
- Allow the logo sign that is proposed to face Barnett Blvd. to be larger than the primary sign, "Village Vision".
- Allow for future wall signage for the proposed lease space to face the public access and drainage easement, however, it cannot be larger than the primary sign.

2. Section 71 (g) Berming. Berms shall be used to screen parking and service areas. Berms shall not exceed a 3:1 slope.

Exception – To allow for no berming. The applicant had proposed placing trees, a 5' sidewalk, and bushes to shield the parking spaces along Barnett Blvd. Berming would be difficult.

3. Does the building meet the Intent or Purpose of the Non-Residential Overlay Ordinance as stated above in Section 61.

IDENTIFIED NEED/S:

N/A

OPTIONS & RESULTS:

Options are to recommend approval of the site plan package as it has been submitted, to recommend approval subject to revisions, or to deny the site plan package upon a finding that it does not comply one or more requirements of the PD zoning or City Ordinances for the property.

PROGRESS TO DATE: (if appropriate)

City Staff and the City's Engineer have reviewed the site plan package.

BUDGETARY IMPACT/ORDINANCE CHANGE: (if appropriate)

Create a Resolution requesting exceptions to the City of Highland Village Non-Residential Overlay Zoning Ordinance.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission review and make a recommendation to City Council on the site plan and the exceptions requested.

CITY OF HIGHLAND VILLAGE, TEXAS

RESOLUTION NO. 2022-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, APPROVING A DETAILED SITE PLAN FOR DEVELOPMENT OF A 1.82± ACRE TRACT OUT OF THE FRED HYATT SURVEY, ABSTRACT NO. 559, PRESENTLY ZONED AS PLANNED DEVELOPMENT – COMMERCIAL (PD-C); APPROVING SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for a 1.82± acre tract out of the Fred Hyatt Survey, Abstract No. 559, City of Highland Village, Denton County, Texas, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is presently zoned as Planned Development – Commercial (PD-C); and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, should be approved as requested, the City Council of the City of Highland Village, in the exercise of the legislative discretion, has concluded that the requested detailed site plan for the Property should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS THAT:

SECTION 1. Subject to Section 2 of this Resolution, the Property shall be developed in accordance with the development and use regulations applicable to property as of the effective date of this resolution as well as the Detailed Site Plan, the Landscape Plan, Building Elevations, and Sign Plan attached hereto respectively as Exhibit “B,” Exhibit “C,” Exhibit “D,” and Exhibit “E” and incorporated herein by reference.

SECTION 2. Having found that the requested variances are necessary to assure compatibility with surrounding developed properties and determining that a literal enforcement of the regulations applicable to the Property will create an unnecessary hardship or a practical difficulty for the applicant; that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed; that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties; and that the granting of the variance will be in harmony with the spirit and purpose of the Zoning Ordinance, the Property may be developed in accordance with the following variances:

- A.** Notwithstanding Section 68(f) of the Zoning Ordinance, wall signs may be installed on the Property as follows:
- (1) The primary wall sign for the business located in the building constructed on the Property may be located on the south façade facing the public access and drainage easement and not Barnett Boulevard;
 - (2) A logo sign for the business occupying the building on the Property may be installed on the south façade facing the public access and drainage easement

and not Barnett Boulevard and may be larger than the primary sign, provided such sign otherwise complies with the Sign Plan;

- (3) A logo sign may be installed on the west façade of the building facing Barnett Boulevard and may larger than the primary sign, "Village Vision," provided such sign otherwise complies with the Sign Plan; and
- (4) Any wall sign installed for additional businesses located on the eastern end of the building constructed on the property may be installed on the south façade of the building, which signs shall not exceed the primary name sign located on the space occupied by the business in the south end of the building.

B. Notwithstanding Section 71(g) of the Zoning Ordinance, the Property may be developed without construction of a berm to screen from view parking areas adjacent to Barnett Boulevard provided the Property is developed with five foot (5.0') wide sidewalks and landscaped as shown on the Site Plan and Landscape Plan. No certificate of occupancy shall be granted for any building constructed on the Property until the installation of all required landscaping and related irrigation systems is completed.

SECTION 2 This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, THIS 10TH DAY OF NOVEMBER 2022.

APPROVED:

Daniel Jaworski, Mayor

ATTEST:

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Kevin B. Laughlin, City Attorney
(kbl:10/27/2022:132091)

Resolution No. 2022-____
Exhibit "A" – Description of the Property

Being all of that certain lot, tract, or parcel of land lying and being situated in the Fred Hyatt Survey, Abstract Number 559, Denton County, Texas, and being all of that tract of land described in a deed to Gladys Louise Barnett Dixon, recorded in Document Number 2011-96965 of the Real Property Records of Denton County, Texas, and being part of Tract 2 of the Barnett Subdivision, recorded in Cabinet F, Slide 31 of the Plat Records of Denton County, Texas, and being a part of Tract 1A of said Barnett Subdivision, and being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod set stamped "KAZ" in the east line of Barnett Boulevard, being the northwest corner of said Dixon Tract, and also being the southwest corner of Lot 1R Barnett Subdivision, recorded in Cabinet X, Page 619 of the Plat Records of Denton County, Texas, from which bears South 87 Degrees 11 Minutes 39 Seconds West a distance of 52.84 feet to an "X" cut found in said Barnett Boulevard;

THENCE along the common line of this tract and said Lot 1R, North 87 Degrees 11 Minutes 39 Seconds passing a 1/2 inch iron rod found at a distance of 239.12 feet and continuing along the same course for a total distance of 412.14 feet to a 1/2 inch iron rod found, being the northeast corner of said Dixon Tract, and also being the southeast corner of Lot 2R of said Barnett Subdivision, and also being the northeast corner of said Tract 2;

THENCE along the common line of this Tract and Lot 1R, Block A of The District Of Highland Village, recorded in Document Number 2015-205 of the Plat Records of Denton County, Texas, South 00 Degrees 18 Minutes 01 Seconds East a distance of 199.57 feet to a 1/2 inch iron rod found, being the southeast corner of said Dixon Tract, and also being the northeast corner of Lot 1, Block A, of the WB Addition, recorded in Document Number 2011-147 of the Plat Records of Denton County, Texas, and also being the southeast corner of said Tract 2;

THENCE along the common line of this Tract and said Lot 1, Block A, South 89 Degrees 14 Minutes 20 Seconds West a distance of 412.03 feet to an "X" cut found in said east line of Barnett Boulevard, being the southwest corner of said Dixon Tract;

THENCE along said east line of Barnett Boulevard, North 00 Degrees 12 Minutes 56 Seconds West a distance of 184.87 feet to the POINT OF BEGINNING and containing 1.82 acres of land more or less.

[illegible][illegible]

BENCHMARKS:

HID-CLAY VILLAGE OPS CONTROL, NETWORKS RECONSTRUCTION
CLAYTON 60014

LEGAL DESCRIPTION

A. Ives of Lano described a life in GAO's, LOUIS BARRIE | URBAN Core Inc. 201-689-9506 R.P.H.D.C.T.
Partner of the Time / Partner Organization (CER. F. 8446 ST P.H.D.C.T.

As determined by the FLOOD INSURANCE MAPS for Denver County, from the property located within the Special Flood Hazard Area (100-year flood plain), Map Panel Number: S02-C, Dated: April 18, 2011 and located at 1300 South Zuni, "C".

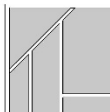
ITC 1000 Classification Table, 10th Edition		Fish Weight of Alligator Snout Eels					
ITC Code	Last Issue	Code	Snail Weight	Total Weight	Male	Female	Size
232	1962	232	750	2270	3.16	2658	750%
		233	800	2320	3.37	2488	800%

FLOOD CERTIFICATE:
As determined by the FLOOD INSURANCE MAPS for Barber County, Texas the property 000-8-000116 is within the Special Flood Hazard Area (1% Annual Flood Depth) Map Sheet Number 550-0, Dated April 15, 2011 and is located at 1400-South Main St.,

Scale:
Notes:
File:
Sheet 02 of 12

DIMENSION CONTROL PLAN

VILLAGE VISION CENTER
113 BARNETT BLVD.
CITY OF HIGHLAND VILLAGE, TX



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

**FOR PRELIMINARY
REVIEW ONLY**

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE
OF INTERIM REVIEW UNDER THE
AUTHORITY OF
JULIE D. CHANELL, PL-200820 OF
2/27/20

**IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.**

COMPLETE
 2024.08.01
 2024.08.01
 2024.08.01
 2024.08.01

LANDSCAPE PLAN

SCALE: 1"=20'-0"

DATE: 08.01.24

PROJECT: BARNETT BLVD AND VILLAGE NODON CENTER

LOCATION: BARNETT BLVD, HOUSTON, TEXAS

DESIGNER: [Firm Name]

CLIENT: [Client Name]

PROJECT NO: [Project Number]

DATE: 08.01.24

SCALE: 1"=20'-0"

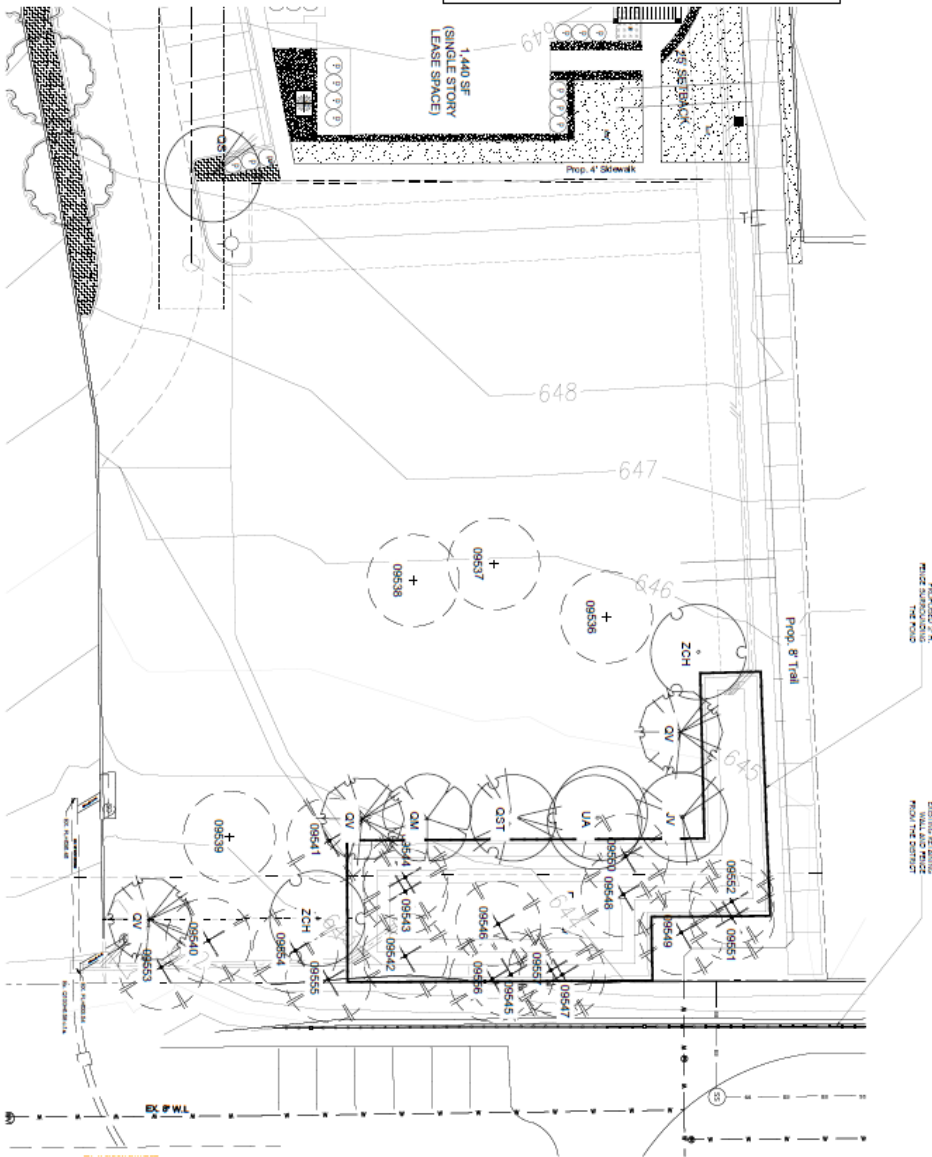
LANDSCAPE PLAN

TABLE OF PLANT QUANTITIES

Plant Name	Quantity
1. [Plant Name]	10
2. [Plant Name]	5
3. [Plant Name]	15
4. [Plant Name]	20
5. [Plant Name]	10
6. [Plant Name]	5
7. [Plant Name]	10
8. [Plant Name]	5
9. [Plant Name]	10
10. [Plant Name]	5
11. [Plant Name]	10
12. [Plant Name]	5
13. [Plant Name]	10
14. [Plant Name]	5
15. [Plant Name]	10
16. [Plant Name]	5
17. [Plant Name]	10
18. [Plant Name]	5
19. [Plant Name]	10
20. [Plant Name]	5
21. [Plant Name]	10
22. [Plant Name]	5
23. [Plant Name]	10
24. [Plant Name]	5
25. [Plant Name]	10
26. [Plant Name]	5
27. [Plant Name]	10
28. [Plant Name]	5
29. [Plant Name]	10
30. [Plant Name]	5

Resolution No. 2022-
Exhibit "C" – Landscape Plan

Tree #	Species	DBH	Condition*	Future Plans	Reason
9020	Hickory	11.9	Good	TO REMAIN	
9027	Hickory-Clab	6	Fair	TO REMAIN	
9038	Aspen	13.4	Fair	TO REMAIN	
9039	Aspen	13.7	Good	TO REMAIN	
9040	Aspen	11.1	Fair	TO REMAIN	
9041	Aspen	11.1	Fair	TO REMAIN	
9042	Live Oak	17.4	Good	TO REMAIN	
9043	Hickory	6.2	Fair	TO REMAIN	
9044	Hickory	7.8	Fair	TO REMAIN	
9045	Hickory	6	Fair	TO REMAIN	
9046	Hickory	6	Fair	TO REMAIN	
9047	Hickory	6	Fair	TO REMAIN	
9048	Hickory	6	Fair	TO REMAIN	
9049	Hickory	6	Fair	TO REMAIN	
9050	Hickory	6	Fair	TO REMAIN	
9051	Hickory	6	Fair	TO REMAIN	
9052	Hickory	6	Fair	TO REMAIN	
9053	Hickory	6	Fair	TO REMAIN	
9054	Hickory	6	Fair	TO REMAIN	
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9058	Hickory	6	Fair	TO REMAIN	
9059	Hickory	6	Fair	TO REMAIN	
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9061	Hickory	6	Fair	TO REMAIN	
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9068	Hickory	6	Fair	TO REMAIN	
9069	Hickory	6	Fair	TO REMAIN	
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9076	Hickory	6	Fair	TO REMAIN	
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9090	Hickory	6	Fair	TO REMAIN	
9091	Hickory	6	Fair	TO REMAIN	
9092	Hickory	6	Fair	TO REMAIN	
9093	Hickory	6	Fair	TO REMAIN	
9094	Hickory	6	Fair	TO REMAIN	
9095	Hickory	6	Fair	TO REMAIN	
9096	Hickory	6	Fair	TO REMAIN	
9097	Hickory	6	Fair	TO REMAIN	
9098	Hickory	6	Fair	TO REMAIN	
9099	Hickory	6	Fair	TO REMAIN	
9100	Hickory	6	Fair	TO REMAIN	



COMPLETE
LANDSCAPE ARCHITECTS
2000 N. GULF BLVD.
SUITE 100
HOUSTON, TEXAS 77058
TEL: 713.224.1111
WWW.COMPLETELA.COM

Project: VILLAGE VISION CENTER
Address: BARNET BLVD
HOUSTON, TEXAS 77058

Client: HOUSTON CITY COUNCIL
Date: 01.06.22

Scale: 1"=10'-0"

Tree Mitigation Plan L2.0

Resolution No. 2022-_____
Exhibit "D" – Building Elevations


02/14/22

VILLAGE VISION CENTER

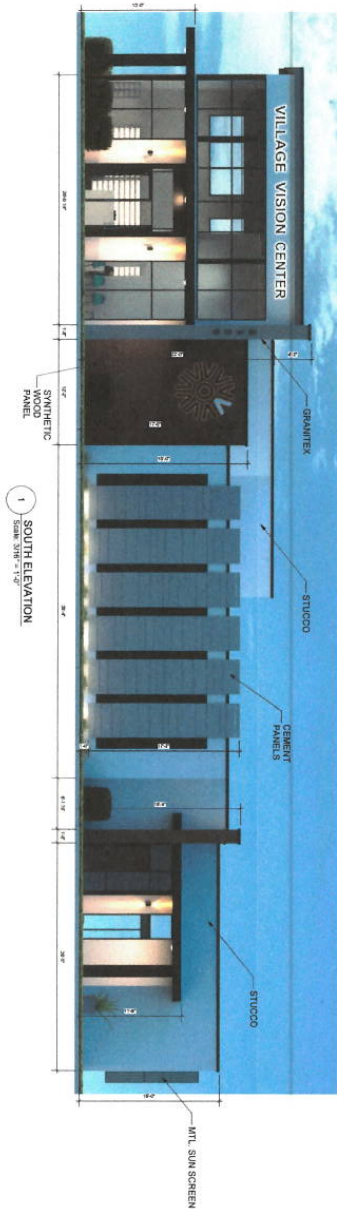
HIGHLAND VILLAGE, TX

~5,760 SF BUILDING PAD AREA + 1,440 LEASE SPACE

ELEVATIONS - PAGE 3



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Resolution No. 2022- Exhibit "D" – Building Elevations

02/14/22

VILLAGE VISION CENTER
HIGHLAND VILLAGE, TX

~5,760 SF BUILDING PAD AREA + 1,440 LEASE SPACE

ELEVATIONS - PAGE 4



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16" VILLAGE VISION CENTER

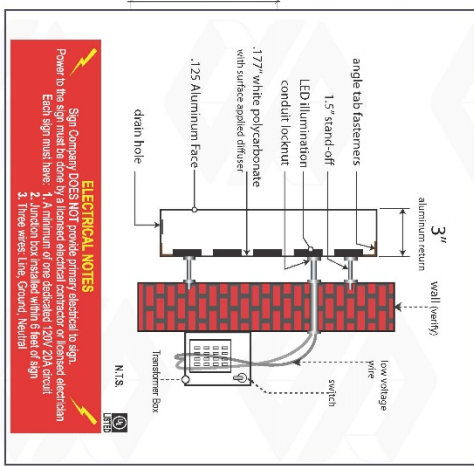
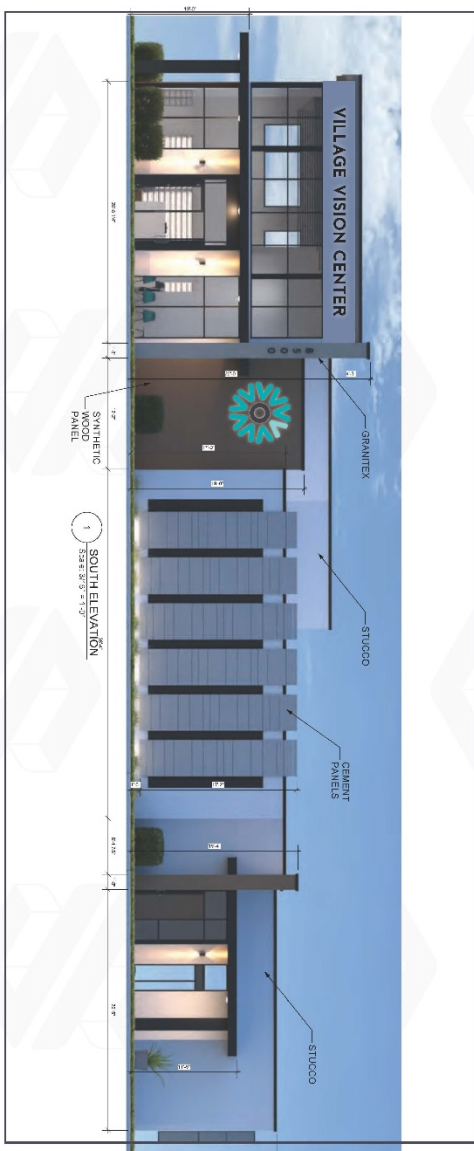
274.4"

- *Fabricate and install one set of 3" depth internally illuminated CHAN. LTRS.
- * (1) Set of LED Back Lit CHAN. LTRS.
- Mounting flushed directly to the wall
- Includes install & permit.
- *ALL WIRING AND COMPONENTS TO BE UL APPROVED.
- *ILLUMINATION PROVIDED BY WHITE LED SYSTEM ON 60W DRIVER DC OUTPUT 12V @5A
- *THE SIGN AS SAME AS DRAWING.

SIGNAGE TOTAL SQFT : 30.5 SQFT
Exterior site plan | 16" Linear Backlit
Individual channel letters

SIGN 1

- FACE: Aluminum
VINYL: NA
PAINT: Black
BACKER: White Polycarbonate
TRIM-CAP: No trimcap
RETURNS (COL): 3" Black
LEDS: White
BACKPLATE: None



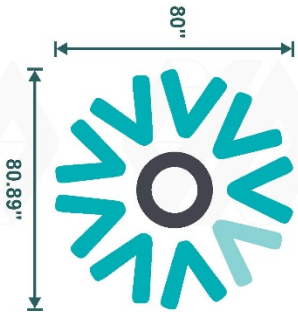
Wall Sign
SOUTH ELEVATION - NOT TO SCALE

Location
South ELEVATION - NOT TO SCALE

BACK-LIT INDIVIDUAL CHAN LTRS
LED WHITE

 www.designco.com info@designco.com 1325 Whitlock Lane Ste 106 Carrollton, TX +1 469 832 8441	Customer	Village Vision Center	TL SQ. FT.	see above	CHG DATE	07/29/2022	REV	NO.	DATE	REV	Signature	Construct & Install Using Only UL Listed Components & In Accordance w/ National Electrical Code. U/L LABELS REQUIRED	
	Location	Highland Village	DRAWING BY	designco.	PLG	01		1	reducing	designco.			
	City, State, Texas	FW MGR	Crash'N'Go										
	Bids are good if accepted within 30 days of issuance. The drawing is the property of designco. which reserves all rights to its reproduction and display.												

Resolution No. 2022-
Exhibit “E” – Sign Plan

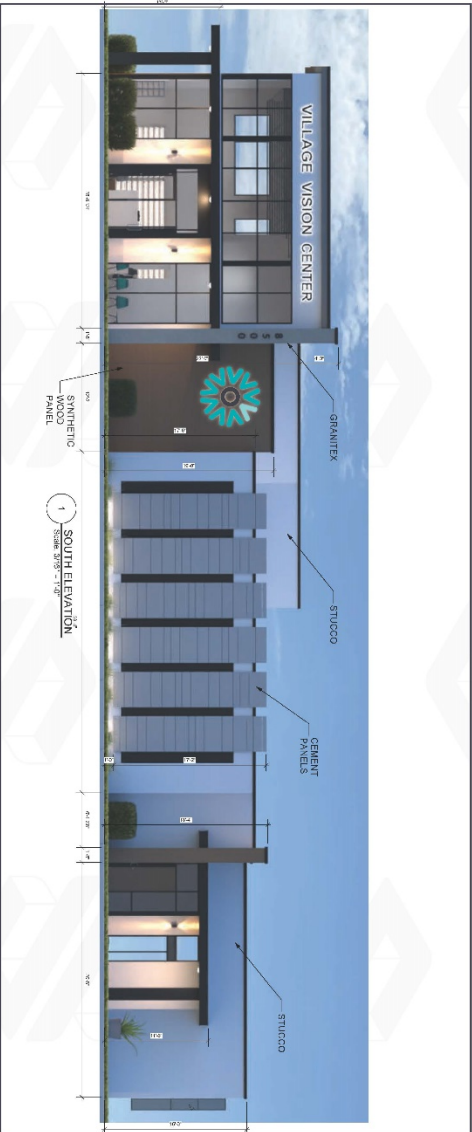


SIGNAGE TOTAL SQFT : 45 SQFT
Exterior site plan | 80" Linear Backlit
Individual channel letters

SIGN 2

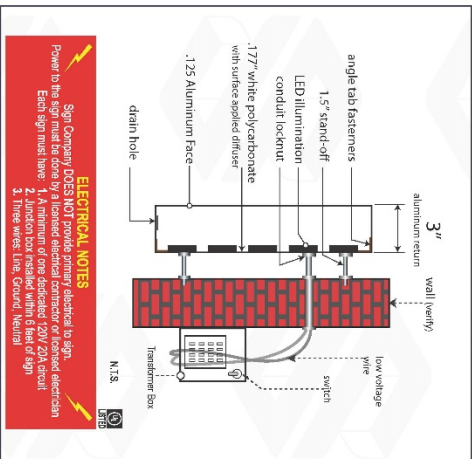
- *Fabricate and install one set of 3" depth internally illuminated CHAN. LTRS.
- * (1) Set of LED Back Lit CHAN. LTRS.
- Mounting flushed directly to the wall
- Includes install & permit.
- *ALL WIRING AND COMPONENTS TO BE UL APPROVED.
- *ILLUMINATION PROVIDED BY WHITE LED SYSTEM ON 60W DRIVER DC OUTPUT 12V @5A
- *THE SIGN AS SAME AS DRAWING.

FACE: Aluminum
VINYL: NA
PAINT: Black
BACKER: White Polycarbonate
TRIM-CAP: No trimcap
RETURNS (COLL): 3" Black
LEDS: White
BACKPLATE: None



Wall Sign
SOUTH ELEVATION - NOT TO SCALE

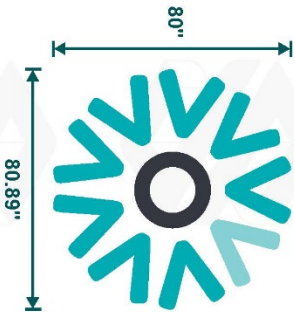
Location
South ELEVATION - NOT TO SCALE



BACK-LIT INDIVIDUAL CHAN LTRS
LED WHITE

 www.designnco.com info@designnco.com 1325 Willick Lane Ste 106 Carmel, TX +1 469 832 8441	Customer	Village Vision Center	TTI SQ. FT.	see above	CHG DATE	07/29/2022	REV	NO.	DATE	BY	Signature	Construct & install Using Only UL Listed Components & in Accordance w/ National Electrical Code. U/L LABELS REQUIRED
	Location	Highland Village	DRAWING BY	designnco.	PAGE	01	1	1	making	designnco.		
	City, State, Texas	PER ARCH	Chris Yim									
	Bids are good if accepted within thirty (30) days of receipt. The drawing is the property of designnco, which reserves all rights to its reproduction and display.											

Resolution No. 2022-
Exhibit "E" – Sign Plan

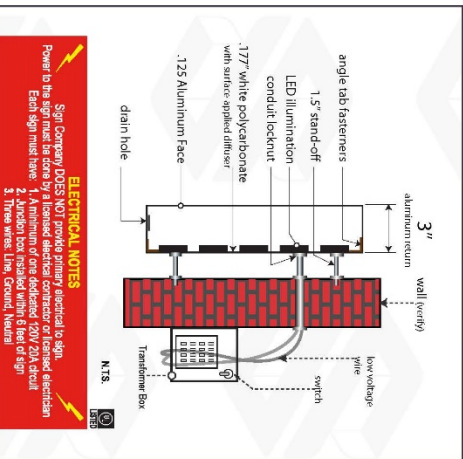


SIGNAGE TOTAL SQFT : 45 SQFT
Exterior site plan | 90" Linear Backlit
Individual channel letters

SIGN 3

- *Fabricate and install one set of 3" depth internally illuminated CHAN. LTRS.
- * (1) Set of LED Back Lit CHAN. LTRS.
- Mounting flushed directly to the wall
- Includes install & permit.
- *ALL WIRING AND COMPONENTS TO BE UL APPROVED.
- *ILLUMINATION PROVIDED BY WHITE LED SYSTEM ON 60W DRIVER DC OUTPUT 12V @5A
- *THE SIGN AS SAME AS DRAWING.

FACE: Aluminum
VINYL: NA
PAINT: Black
BACKER: White Polycarbonate
TRIM-CAP: No trimpac
RETURNS (COL): 3" Black
LEDs: White
BACKPLATE: None



Wall Sign
WEST ELEVATION - NOT TO SCALE

Location
WEST ELEVATION - NOT TO SCALE

BACK-LIT INDIVIDUAL CHAN LTRS
LED WHITE

 www.designco.com info@designco.com 1325 Wilbeck Lane Ste 106 Carrollton, TX +1 469 827 8441	Customer: Village Visions Center	MTL SQ. FT. 45	see above	ORD DATE 07/29/2022	NO. 1	DATE 07/29/2022	BY designco.	Signature	Construct & install Using Only UL Listed Components & In Accordance w/ National Electrical Code. U/LABELS REQUIRED
	Location: Highland Village	DESIGNED BY designco.	PRICE 01	City, State Texas	75030	Crash Test			

Read in good & careful under 30 days of proposal. This drawing is the property of designco. and is reserved all rights to its reproduction and display.