



A G E N D A

**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF HIGHLAND VILLAGE, TEXAS
TUESDAY, MARCH 21, 7:00 PM
HIGHLAND VILLAGE MUNICIPAL COMPLEX
CITY COUNCIL CHAMBERS**

1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS

- 1. Call to Order/ Roll Call.**
- 2. Consider Approval of the Minutes from the Special meeting of Planning and Zoning held on November 1, 2022.**
- 3. Consider Approval of the Minutes from the Regular meeting of Planning and Zoning held on February 21, 2023.**
- 4. 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.)
- 5. Review and Consider a Site Plan for the property located at 2370 Justin Road, being Lot 1AR, Block A, of the Nelson Properties Addition.**
- 6. Review and Consider a Site Plan for the property located at 105 Barnett Boulevard, Lot 3B, of the Barnett Subdivision.**
- 7. Receive Status Report on Various Projects.**
 - **Future P&Z Meetings**
- 8. 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 MARCH 17, 2023 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 _____, 2023 at _____ by
_____ at _____.

DRAFT MINUTES
SPECIAL MEETING OF THE
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS
HELD IN THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD
TUESDAY, NOVEMBER 1, 2022

1. Call to Order/Roll Call.

Vice Chairman Denver Kemery called the meeting to order at 7:00 p.m.

Roll Call

Present:	Denver Kemery	Vice Chairman
	Michael George	Commissioner
	Jared Christianson	Commissioner
	Brent Myers	Commissioner
	Steve Winkle	Commissioner
	Greg Kohn	Alternate Commissioner
	Adam Ballard	Alternate Commissioner
Staff Members:	Autumn Aman	Community Development Coordinator
	Kimberlie Huntley	Community Services Assistant
	Scott Kriston	Director of Public Works

2. Elect Chairman and Vice Chairman.

Commissioner Michael George made a motion to elect Vice Chairman Kemery as Chairman. Commissioner Brent Myers seconded the motion.

Motion passed (5-0)

Commissioner Brent Myers made a motion to elect Michael George as Vice Chairman. Chairman Kemery seconded the motion.

Motion passed (5-0)

3. Consider Approval of the Minutes from the Regular meeting of Planning and Zoning held on August 16, 2022.

Commissioner Jared Christianson made a motion to approve the minutes as written. Commissioner Steve Winkle seconded the motion.

Motion Passed (5-0)

4. Consider Approval of the Minutes from the Special Joint Workshop of the Highland Village City Council and Planning and Zoning Commission held on August 30, 2022.

Vice Chairman George made a motion to approve the minutes as written. Commissioner Winkle seconded the motion.

Motion Passed (5-0)

5. Consider Approval of the Minutes from the Special Joint Workshop of the Highland Village City Council and Planning and Zoning Commissioner held on September 27, 2022

Commissioner Christianson made a motion to approve the minutes as written.
Commissioner Myers seconded the motion.

Motion Passed (5-0)

6. Visitor Comments.

There were no visitor comments.

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.

Community Development Coordinator Autumn Aman stated an application was received for a site plan to construct a building of approximate (7,200) square feet at the address of 113 Barnett Blvd. She continued the property is owned by Dr. Anisha Jacob and she currently has her practice in Highland Village. She would now like to build her own building and remain in Highland Village. They were proposing that (5,760) square foot of the building would be for her business and the remaining (1,440) square foot would be for a future lease space.

Ms. Aman continued the zoning on the property was (PD-C) Planned Development Commercial, and it would be an allowed use within the current zoning. Compliance for the building would be regulated by the Non-Residential Overlay Zoning Ordinance "Look & Feel" and the Comprehensive Zoning Ordinance. Ms. Aman stated Dr. Jacob is very passionate about the building and in order to build it, she would have to request (2) exceptions from City Council to the Non-Residential Overlay Ordinance, those being signage and berming. The Commission would also have to determine if the application meets the intent of the ordinance.

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.

Community Development Coordinator Aman continued with facts about the application, those being:

- The building would be addressed off of Barnett Boulevard, even though the front of the building would face the Public Access and Drainage Easement.
- They would construct an 8' trail on the north property line.
- They would construct a 5' sidewalk along Barnett Blvd. along with planting trees and bushes to shield the parking spaces.
- They would have an enclosed dumpster with landscaping around it screening it from the public right-of-way.
- Lighting on the site would be sufficient.
- They would need detention on the site and that detention would be on the east property line. They would have to remove trees for the detention and any easements needed, however they would be leaving a total of (4) trees and planting additional trees for screening.
- They are required by ordinance to have 50% foundation plantings and per the landscape architect, they have provided a total of 50.93%.
- Ordinance states roofs shall be sloped gable or pitched. Ordinance does not state how much of pitch or slope they shall have. Per the applicant's architect, the building does have a slope of $\frac{3}{4}$ " on the street side so it did meet the intent of the ordinance.
- The ordinance states glass curtain walls are not allowed, however on the building, the glass curtain wall is part of the exterior building material, which can no longer be regulated.

Ms. Aman concluded that the application had been reviewed by City Staff, City Engineers, and the Fire Department.

Vice Chairman George questioned some of dimensions as labeled on the site plan, if there was going to be any parking on the east side of the building, location of mechanical equipment, dumpster enclosure and finishing the inside walls of the enclosure to be the same as the exterior.

Ms. Celimar Bracho, Crannell, Crannell & Martin Engineering, 2570 FM 407, Suite 209, Highland Village, responded there would be no parking on the east side, all mechanical equipment would be on the roof screened from public view, and they would finish the inside of the dumpster the same as the exterior.

Commissioner Myers questioned if there would be any cross access to the property to the north by the dumpster.

Community Development Coordinator Aman stated there would be no cross access to the property to the north. The two points of access would be along the public access and drainage easement.

Vice Chairman George questioned Director of Public Works, Scott Kriston on who would be responsible to make the connection of the proposed 8' trail to connect to the existing trail to the north.

Mr. Kriston responded that the City did have bond money that would be used to close a lot of the gaps in the trail system. He stated it would be a City project.

Vice Chairman George questioned how the detention pond was calculated and if there were any consideration of moving the pond west to save more trees.

Ms. Bracho stated the pond was calculated for the full site. She continued they did look at many options for the pond and that would be the best area so the remaining property could be developed in the future if the property owners chose to. She stated they are adding additional trees around the pond area to offset trees that they would have to remove.

Dr. Anisha Jacob, Village Vision, 2300 Highland Village Road #200, Highland Village, Texas addressed the Commission and presented a PowerPoint on the proposed application going over the following:

- Doctors within her practice.
- Staff and space.
- Services: Specialty contacts, dry eye clinic, myopia management for children, 24/7 emergency eye clinic, advances testing for retinal diseases.
- State of the art technology: Corneal topographer, Retinal imaging, Cirrus OCT 5000, Mibo flow, Optilight intense pulse laser.
- Diagnosing and treating the most difficult cases.
- Hired the best Architects and Designers to create the clinic.
- The modern design for her high tech clinic.
- Luxury Brands of fashion frames from Paris, Italy, and more.
- Interior Design
- Community Impact: Dr. Jacobs really cares about Highland Village and wanted to bring the best doctors to Highland Village.

Vice Chairman George and the Dr. Jacob discussed the signage and if there were any prospects for the lease space.

Dr. Jacob stated they were looking at Retinal and Cataract specialists.

Commissioner Winkle questioned if there would be sufficient parking spaces if the practice were to expand to thirty (30) employees.

Dr. Jacob responded that some employees would be working remotely.

Commissioner Myers questioned if there was a difference in the size of the monument sign.

Ms. Aman responded there was not and the monument sign was not part of the requested exceptions.

Vice Chairman George questioned if the site plan and resolution were recommended for approval, would there be another detailed presentation in the future.

Ms. Aman stated there would not.

Commissioner Christianson commented that even though the building is different looking for the area, he did not see it having any impact on the area.

Vice Chairman George questioned Dr. Jacob's if they would be willing to only have a total of two (2) signs other than the three (3) requested.

Dr. Jacobs stated she was.

Commissioner Christianson questioned the reason for berming along with the glass curtain walls not being allowed.

Ms. Aman responded that the current ordinance stated glass curtain walls are prohibited, however, it is a building material, and per state law, the City could no longer regulate the building material.

Commissioner Christianson made a motion to recommended sending the Site Plan and Resolution forward to City Council for approval with one (1) modification to remove the one (1) requested logo sign from the South elevation of the building.

Commissioner Myers seconded the motion.

Motion Passed (5-0)

8. Receive Status Reports on Various Projects

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

Community Development Coordinator Aman stated there would be a Boards and Commission Training on November 9, at 6:00 p.m. and the next Regular scheduled meeting would be held on November 15, 2022.

9. Adjournment.

Meeting adjourned at 8:01 p.m.

Autumn Aman
Community Development Coordinator

Denver Kemery – Chairman
Planning and Zoning

DRAFT MINUTES
REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS
HELD IN THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD
TUESDAY, FEBRUARY 21, 2023

1. Call to Order/Roll Call.

Chairman Denver Kemery called the meeting to order at 7:00 p.m.

Roll Call

Present:	Denver Kemery	Chairman
	Michael George	Vice Chairman
	Brent Myers	Commissioner
	Steve Winkle	Commissioner
	Jared Christianson	Commissioner
	Adam Ballard	Alternate Commissioner
	Greg Kohn	Alternate Commissioner

Staff Members:	Scott Kriston	Director of Public Works
	Kevin Laughlin	City Attorney
	Kimberlie Huntley	Community Services Assistant

2. Consider Approval of the Minutes from the Workshop Meeting of the Planning and Zoning Commission held on November 15, 2022.

Vice Chairman Michael George made a motion to approve the minutes as written. Commissioner Steve Winkle seconded the motion.

Motion Passed (5-0)

3. Visitor Comments.

There were no visitor comments.

4. Conduct Public Hearing and Review and Consider an application on a proposed change in zoning from SF-40 Residential Zoning District to a Planned Development Overlay District for Townhome Use relating to a 4.364 ± acre tract of land located in the F. Hyatt Survey, Abstract No. 559, commonly known as 102 Barnett Boulevard.

Director of Public Works, Scott Kriston, stated an application was received from Mr. Dusty Broadway, Broadway Builders, requesting to change the zoning on the property located at 102 Barnett Boulevard from SF-40 to a Planned Development Overlay District for Attached Single Family Townhomes consisting of thirty-nine (39) lots.

Mr. Kriston continued that the development consisted of the following:

- Minimum of 2,242 square foot air conditioned space.

- Two (2) dedicated garage spaces.
- A driveway with two (2) dedicated parking spaces.
- The buildings are not to exceed a height of thirty-five (35') feet.
- Seventy-eight (78) parking spaces contained in garages, (2) parking spaces from the driveways, and an additional (10) parking spaces within the development.
- A five (5') foot sidewalk/trail along Barnett Boulevard.
- Each unit will have a four (4') wrought iron fence in the back yard.
- The developer is going to try to save as many of the existing trees on the western property line to serve as a screen from the existing neighborhood.
- The twenty-four (24') foot fire lane within the development would be privately maintained.
- An HOA will have to be established at the time of approval of the final plat.

Mr. Kriston stated the application was a Planned Development Overlay District and not a Freestanding District. The applicant had been able to meet the minimum standards for a Freestanding District with the exception to the open space requirement. Open space required was 46,800 square feet and the open spaced provided was 33,308 square feet.

Mr. Kriston continued with history on the property. On June 21, 2022, the Townhome project was presented to the Planning and Zoning Commission and at the meeting the item was tabled. It was then presented again to the Commission on August 16, 2022 and at the meeting the item was denied and the applicant chose not to take it forward to City Council. He stated the applicant had to start all over by submitting a new application.

Public Hearings are required, all notices were sent within 200' of the said property. From those notices a total of (19) emails were received by Community Development Coordinator Autumn Aman, (17 opposed and 2 in favor). Copies of the emails were placed on the dais for the Commissioners.

Mr. Kriston ended stating the Commissioners had the draft ordinance for consideration to change the zoning on the property. He stated if the zoning was approved, the next stage would be Preliminary Plat, Preliminary Tree Mitigation Plan, and the Civil Constructions plans. This would be when City Staff and the Engineers would review all of the mechanics of the project, drainage, utilities, paving, trees, etc.

Ms. Nikki Moore, A.N. Moore Consulting, LLC, Consultant for Broadway Builders, gave a presentation going over the following:

(3) Points of the Planning Analysis for Whitestone

- Comprehensive Plan
- Diversity in For-Sale Residential Housing
- Compatible with Surrounding Uses

Project Narrative

The 3.9 acre site is nestled between an assisted living community and an elementary school making it an ideal location for a small-scale housing development. Whitestone Village is a beautiful community consisting of thirty-nine (39) luxury townhomes for sale. Each townhome offers front entry garages that optimize private backyard space for residents to enjoy. The townhomes are all three-bedrooms. Sixty percent of floorplans offer a desirable primary bedroom downstairs in addition to a study/flex space.

Site Plan Changes made by the Developer

- Reduction of townhomes
- Increased square footage of home size
- Changes to front entry garage, included two (2) enclosed parking spaces, along with two (2) spaces within the driveway.
- Ten (10) additional guest parking spaces
- Open space was 33,308 square feet with an additional 23,350 square feet of private space in back yards.
- Only doing 4' high iron fence in the back yards to get visual continuity, all maintained by the HOA.

Quality of Elevations

Twelve (12') foot roof pitches which elevates the look of the townhomes, ten (10') foot ceiling plates on the first and second story, brick and stone detailing, and carriage style garage doors.

Townhome I Floor plan features

- 2,294 square foot
- Primary bedroom downstairs
- Two additional beds, study, and flex space upstairs
- Three and a half baths
- Open concept kitchen, living, and dining
- Thoughtful floor plan that optimizes natural light
- Large walk-in closets

Townhome II Floor plan features

- 2,242 square foot
- Three bedrooms
- Two and a Half Baths
- Oversized open concept kitchen, living, and dining
- Covered outdoor patio
- Convenient upstairs utility
- Large walk-in closets

Traffic Impact during am peak hours

Minimal impact that thirty-nine (39) townhomes would have at the peak hours at 7:00 a.m. - 8:00 a.m. which is the school drop off hour. Thirty-nine (39) homes would produce a half of a car during the peak hours which equals (19.5) cars. If broken down by the minute within an hour, it would add one (1) car trip every thirty minutes. Ms. Moore stated that the City traffic study that was performed did not warrant a traffic light at the intersection of FM 407 and Barnett Boulevard, it still had capacity for 10,000 cars.

Highland Village annual tax revenue potential

Current tax revenue on the site with the one single family home is \$3,448.00.

Potential approximate tax revenue for thirty-nine (39) townhomes, based off of a sale price of \$515,000 to \$550,000 each, would create an average of approximate twenty-one million

dollars (\$21,000,000) in valuation. Ms. Moore stated the only other use that might produce more would be multi-family and she did not think that was an appropriate use for the property.

Continuous sidewalk along Barnett Boulevard by the Developer

Chairman Kemery opened the Public Hearing at 7:18 p.m.

Elizabeth Stasny, 931 Inverness, Highland Village, was opposed, siting trees, privacy, current animal habitat, what provisions are there for the trees to remain once the units are sold, maximum lot coverage and drainage, why the property was left off the comprehensive plan, missing elevation plans, City staff promoting with no input from the neighbors, and possibly conflict of interest of a Commissioner.

Cora Bell, 905 Heatherglen Ct., Highland Village, was opposed, siting a proper traffic study should still be prepared, meeting City minimums, meeting the current comprehensive plan, zero residents want no residential along Barnett Boulevard, consulting with the neighbors.

Jimmy Bassinger, 210 Edgewood Drive, Highland Village, was opposed stating the development does not comply with the City of Highland Village Subdivision Ordinance, lot frontage, fronting on a dedicated street, minimum street width similar to a fire lane which shall be maintained clear, open space requirement, 29% short of the required minimum open space. No mention of the townhomes having a sprinkler system.

John Hinesley, 912 Inverness Circle, Highland Village, was opposed, siting not from esthetics or pictorial view, however from traffic and safety. Taking a left out of Tartan Trail and drivers making "U" turns at Tartan Trail, (40) units right beside an elementary school, being purchased by a larger group and leasing them out, not the consistent family.

Mr. William Meek, 2980 Hillside Drive, Highland Village, a former City Councilman, was opposed, siting too close to the school, the property should be a doctor's office, rest home, etc., but not for residential. FM 407 is very busy, no light at 407 and Barnett.

Jean Bassinger, 210 Edgewood Drive, Highland Village, was opposed, spoke on the prior application which was much more dense and it did not meet the minimum standards or the comprehensive plan. The City had guidelines and encouraged the Commission to hold to the standards that makes Highland Village, Highland Village that protects the citizens and their property values.

Kari Blaney, 2416 Sherwood Lane, Highland Village, opposed, did not wish to speak.

Tamara Thigpen, 482 Sellmeyer Lane, Highland Village, opposed, did not wish to speak.

James Tentter, 927 Heatherglen Ct., Highland Village, was opposed, did not wish to speak.

Guy Faretra, 2380 Glen Ridge, Highland Village, opposed, did not wish to speak.

Patricia Oldham, 3405 Sherwood Lane, Highland Village, was opposed, request they keep the Planning and Zoning standards in place already, keep residents interest as a priority, if you lower the standards you open the door to future developers that want lower standards. High density and next to a school, affordability, limited parking for guests, no area for pets/dog walking, traffic, left turn onto FM 407, questions the ½ car number going in and out. She asked the Planning and Zoning Commission keep the standards in place because they are there for the residents.

Chairman Kemery closed the Public Hearing at 7:34 p.m.

Vice Chairman George commented that he thought the submittal was better than the original application, however, his main concern was the residents behind the development. The prior application had a tall retaining wall with trees which served as a buffer zone which has been eliminated with the new application. He questioned how the developer could address the new application and a buffer zone.

Ms. Moore stated the neighbors did not like the buffer, they thought it would be a place for mischief, so it had been removed. There is a current 8' fence along the western property line, which would remain. The development will have a twenty (20') foot building setback which will make the development to the residents approximate forty to fifty foot from building to building.

Vice Chairman George questioned what type of lighting would be on the site.

Ms. Moore responded it would just be the typical rear porch light and no additional lighting.

Vice Chairman George was concerned about buying and leasing and if there was a way information could be put into the Homeowners Association (HOA) documents.

Ms. Moore responded they could put different covenants in an (HOA). It would be hard to step on property rights and there are some state property rights, however, they could write in the documents they are not for short term leasing or a condo regime. Their intent is they are for sale, individual homes on individual lots, it is not meant to be a rental community.

Vice Chairman George stated his main concern was the separation with the west property line.

Ms. Moore stated there was a lot of miscommunication that they were not meeting the open space. If they were to remove all the fencing, they would exceed the open space requirement, however, that was not the best use for a for sale product. There were only asking for a deviation to the open space.

City Attorney, Kevin Laughlin, clarified that with the first application there was confusion over an Overlay District to a Freestanding District. The application and proposed ordinance complied with all the townhome standards for a Freestanding District with the exception of the open space which it then becomes an Overlay District. He continued stating it does not meet the standards for (SF-40) and stated if does comply with the standards for a townhome development as a freestanding district with the exception of the open space. The open space requirement goes back to the multi-family development requirements and the application was for townhomes and not apartments. They have dedicated back yards and apartments do not.

Vice Chairman George questioned who they would be marketed to.

Ms. Moore stated they would attract the young professional or those who want to downsize.

Alternate Commissioner Adam Ballard questioned if there was a breakdown on number of bedrooms.

Ms. Moore stated all are three (3) bedroom.

Commissioner Winkle questioned if there was any data on the average length of time someone would own a townhome.

Ms. Moore stated she did not have the data, maybe five to ten (5-10) years or possibly longer depending on life stage.

Commissioner Winkle stated, "Strong fences make for strong neighbors", and if they comfortable with the four (4') foot wrought iron between the units.

Ms. Moore responded they were trying to capture the "open space" feel.

Commissioner Winkle question if the new homeowners could erect a solid fence.

Ms. Moore responded they could not and that was written in the ordinance.

Commissioner Winkle questioned if there was any options for the owners to build a patio in the back yard.

Ms. Moore responded they would have to meet the setback requirement to do so.

Alternate Commissioner Adam Ballard and Ms. Moore briefly talk about a playground and the open space area.

Chairman Kemery and Ms. Moore discussed the possibility of someone purchasing all the property for rental homes and adding information into the (HOA) documents on short term leases.

City Attorney Laughlin stated the City cannot regulate whether the property has to be owner purchased or a rental property. He continued discussing short term rental and stated the City would be reviewing the covenants.

Commissioner Christianson questioned for clarification if the sidewalk and fire lane would be private.

City Attorney Laughlin stated the internal sidewalk within the development would be private and would be maintained by the (HOA). The sidewalk along Barnett Boulevard would be maintained by the City.

Commissioner Winkle questioned if the streets would be private and not maintained by the City.

City Attorney Laughlin stated that would be correct and when the property was platted it would become a public access/utility easement and fire lane.

Commissioner Winkle questioned if the streets were wide enough for emergency vehicles.

Ms. Moore stated they meet all the turn radius and fire requirements.

Commissioner Christianson questioned on what was submitted being a concept plan as it related to the application, missing topography exhibit and (HOA).

City Attorney Laughlin stated the application is not typically submitted with the concept plan to the Commission. The topographic exhibit was part of the application, however, historically the City does not place that within the ordinance or the (HOA) covenants. The only missing

item being the narrative on how utilities would be provided to the development.

Director of Public Works Kriston stated there would be adequate utilities to the site.

Vice Chairman questioned Mr. Kriston on the traffic study and the capacity on FM 407.

Mr. Kriston stated FM 407 still allows for approximate ten thousand (10,000) additional cars before it would reach capacity. A signal light was not warranted for the area.

Vice Chairman George questioned if the developer would consider putting something more substantial along the western property as it relates to the wrought iron fencing and help with the drainage.

Ms. Moore responded that the drainage would be decided with the engineering design to meet the City of Highland Village design criteria. She questioned for clarification on what Vice Chairman George might be specifically looking for on the fencing and stated they could build a board on board or double layer fence.

Vice Chairman George and Ms. Moore continued discussion about the site, substantial separation and privacy issues, building to same scale as existing homes already there, a masonry fence would cause loss of trees, adding another layer of eight (8') foot fence and putting a cap on the fence without disrupting the trees.

Alternate Commissioner Ballard stated he felt there were several yellow flags and there was no way to police the leasing of townhomes. He thought the price point of \$550,000 might be hard to achieve and they may have to revisit how they would sell off the lots.

Vice Chairman George stated it was a nice development to what has been previously presented. They had reduced the density, he could not argue about the price point and they should address some of the issues within the (HOA).

Chairman Kemery and City Attorney Laughlin discussed changes within the (HOA) documents in the future and how any amendments would require City Council approval.

Commissioner Myers talked about property rights.

Commissioner Winkle made a motion to recommend adoption of the Ordinance to City Council as presented.

Vice Chairman George stated he would like to add the requirement for a topographic map, utility text, and fencing.

Commissioner Winkle would like to add to the motion as a friendly amendment to his original motion the stipulations as stated by Vice Chairman George, those being:

1. Adding to the Concept Plan, explanation of utilities.
2. Add a topographic map to the Concept Plan.
3. Provide an eight (8') foot board on board fence with a cap with approval with adjoining property owners.

Commissioner Myers Seconded the motion.

Motion passed (3-2)

5. Receive Status Reports on Various Projects

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

Director of Public Works Scott Kriston stated the next regular scheduled meeting would be held on March 21, 2022.

6. Adjournment.

Meeting adjourned at 8:35 p.m.

Autumn Aman
Community Development Coordinator

Denver Kemery – Chairman
Planning and Zoning

CITY OF HIGHLAND VILLAGE
PLANNING AND ZONING

AGENDA# 5

MEETING DATE: March 21, 2023

SUBJECT: Review and Consider an application for a Site Plan for the property located at 2370 Justin Road, Lot 1AR, Block A, Nelson Properties Addition as submitted by Bohler Engineering on behalf Brakes Plus.

PREPARED BY: Autumn Aman – Community Development Coordinator

BACKGROUND

An application was received seeking approval of a Site Plan for construction of an approximately 4,915 square foot building for operation of a Brakes Plus business on a 0.62 acre portion of Lot 1AR, Block A, Nelson Properties Addition Revised, located at 2370 Justin Road (the "Property"). A Chase Bank building is currently located on the Property. The bank building will be demolished, and Brakes Plus will lease the western half of the property from the current property owner, Victory Shops Highland Village, LLC, and construct its new building.

The property is currently zoned Planned Development Commercial (PD-R). Minor Automotive is a permitted use within the current zoning and is located in the Non-Residential Overlay Zoning District Ordinance.

Brakes Plus will be constructing a sidewalk along FM 407 even though the sidewalk is outside of its lease area.

Brakes Plus is requesting signs on the east and west elevations of the proposed building. Section 68 of the Zoning Ordinance (applicable to signs on property within the Non-Residential Overlay Zoning District) allows attached wall signs are allowed, which shall not exceed one (1) sign per tenant space per street frontage. The Property fronts on two streets, but will only have a single occupant. The south end of the proposed building faces FM 407, but runs almost perpendicular to FM 407 with the entrances and exits to the vehicle bays facing east and west. Because of the way in which the building to be constructed is positioned in relation to the adjacent roadway, the applicant is requesting attached wall signs on the east, south, and west elevations of the building as shown in the Sign Plan presented to be included with the Site Plan. Additional signage may be considered and approved with site plan. Additional signage is not to exceed the size of primary sign.

Brakes Plus will share the existing monument on site with whomever may lease the remaining property in the future.

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 with 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 and complies with the current zoning regulations relating to use and development of the property except for the additional signs, which, as noted above, may be approved as part of this Site Plan application.

BUDGETARY IMPACT/ORDINANCE CHANGE: (if appropriate)

N/A

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission review the application prior to making a recommendation to City Council.

CITY OF HIGHLAND VILLAGE, TEXAS

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, APPROVING A DETAILED SITE PLAN FOR DEVELOPMENT OF A LOT 1AR, BLOCK A, NELSON PROPERTIES ADDITION, REVISED, PRESENTLY ZONED AS PLANNED DEVELOPMENT COMMERCIAL (PD-R); APPROVING SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for a 27,010 square foot (0.62± acre) portion of Lot 1AR, Block A, Nelson Properties Addition, Revised, an addition to the City of Highland Village, Denton County, Texas, according to the plat thereof recorded in Cabinet T, Slide 266, Plat Records, Denton County, Texas, described in Exhibit "A", attached hereto and incorporated herein by reference ("the Property"), which is presently zoned Planned Developer Commercial (PD-R); 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, building elevations, and sign plan, should be approved as requested, the City Council of the City of Highland Village, in the exercise of its 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 the Property as of the effective date of this resolution as well as the Detailed Site Plan, Landscape Plan, Building Elevations, and Sign Plan attached hereto respectively as Exhibit "B," Exhibit "C," Exhibit "D," and Exhibit "E". With respect to the building to be constructed on the Property, the building shall be designed and constructed to substantially appear as illustrated on the Elevations shown on Exhibit "D."

SECTION 2. In accordance with Section 68.f. of the Zoning Ordinance, the Property may be developed with three (3) attached wall signs as shown on the Sign Plan, which exceeds the number of street frontages of the Property (i.e., 2) per tenant/occupant of the building to be constructed on the Property (i.e., 1) subject to the following:

- A.** The attached wall signs must comply with the location, number, and size of the signs shown on the Sign Plan; and
- B.** If the building constructed on the Property is subdivided to provide for more than one occupant or tenant, no additional attached wall signs may be installed on the building until approval of an amendment to the Detailed Site Plan and Sign Plan authorizing such any additional attached wall signs for such tenants/occupants.

SECTION 3. No building permit for the building to be constructed on the Property as shown on the Detailed Site Plan shall be issued until the existing building located on Property has been demolished and removed.

SECTION 4. The approval of the Detailed Site Plan by this resolution does not constitute approval of a subdivision of Lot 1AR, Block A, Nelson Properties Addition, Revised, an addition to the City of Highland Village, Denton County, Texas, according to the plat thereof recorded in Cabinet T, Slide 266, Plat Records, Denton County, Texas (“Lot 1AR”), such that title to the Property may be conveyed by metes and bounds description without the approval of a replat subdividing Lot 1AR into two or more lots pursuant to state law and the City’s Subdivision Ordinance, as amended.

SECTION 5. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, THIS 11TH DAY OF APRIL 2023.

APPROVED:

Daniel Jaworski, Mayor

ATTEST:

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Kevin B. Laughlin, City Attorney
(kbl:3/17/2023:134094)

Resolution No. 2023-_____
Exhibit "A" – Description of the Property

BEING a portion of Lot 1A in Block A of Nelson Properties Addition, Revised, an addition to the City of Highland Village, Denton County, Texas, as recorded under Cabinet T, Page 266 of the Plat Records of Denton County, Texas (P.R.D.C.T), being a portion of that same tract of land conveyed by deed to Victory Shops Highland Village, LLC as recorded under Document Number 2022-28210 of the Deed Records of Denton County, Texas (D.R.D.C.T.) the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar found for the northwest corner of said Lot 1AR, and the herein described tract;

THENCE North 89 degrees 40 minutes 53 seconds East, with the north line of said Lot 1AR, a distance of 124.18 feet to a point in the north line thereof;

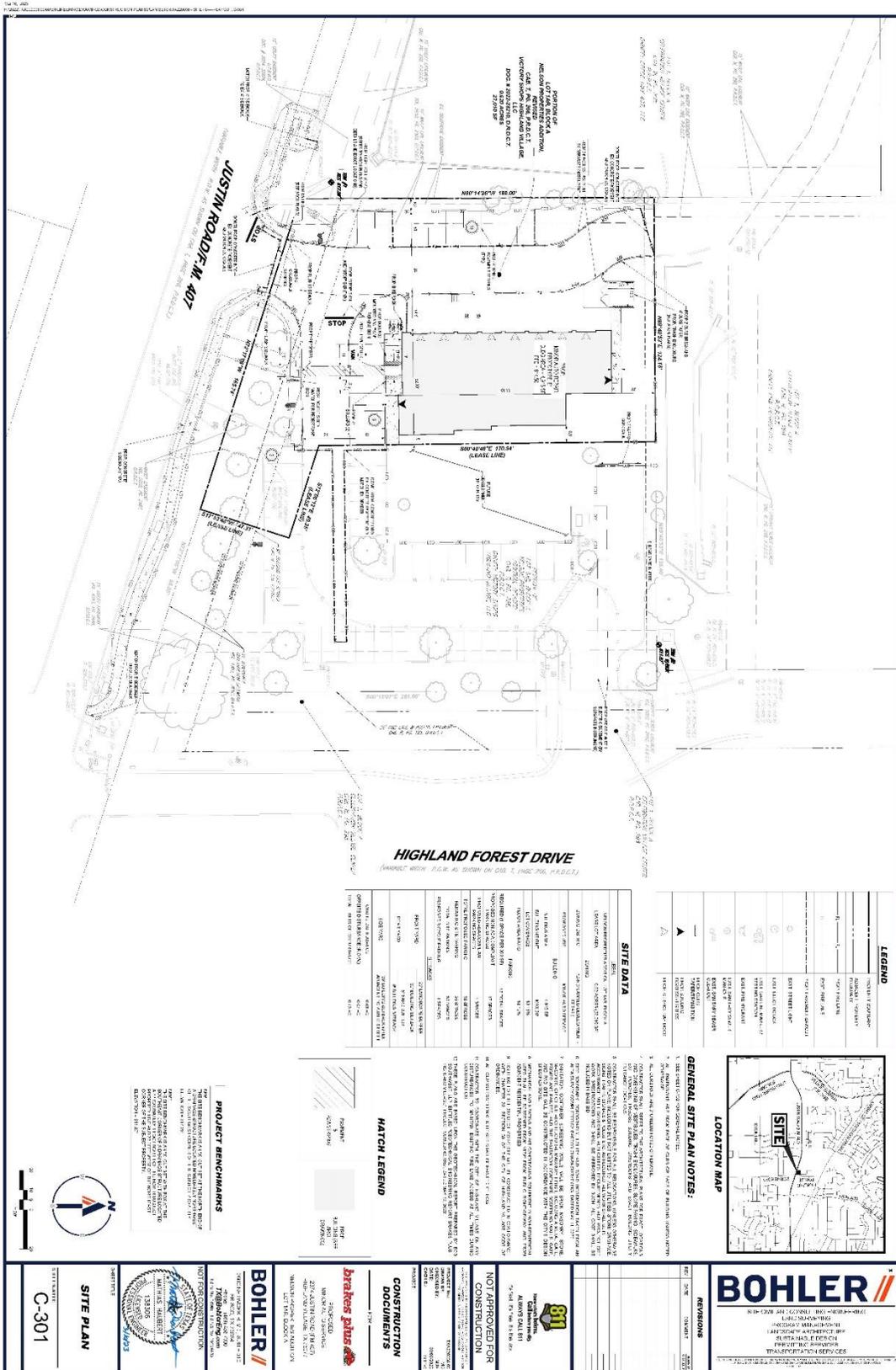
THENCE through the interior of said Lot 1AR the following calls:

1. South 00 degrees 40 minutes 46 seconds East, a distance of 170.94 feet;
2. South 72 degrees 06 minutes 12 seconds East, a distance of 49.35 feet;
3. South 17 degrees 53 minutes 48 seconds West, a distance of 47.31 feet to a point in the south line of said Lot 1AR;

THENCE North 72 degrees 17 minutes 06 seconds West, with the south line of said Lot 1AR, a distance of 165.74 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set for the southwest corner thereof;

THENCE North 00 degrees 14 minutes 26 seconds West, with the west line of said Lot 1AR, a distance of 180.00 feet to the POINT OF BEGINNING, and enclosing 0.620 acres (27,010 square feet) of land, more or less.

Resolution No. 2023-_____ Exhibit "B" – Detailed Site Plan



SITE DATA

OWNER	BOHLER
PROJECT NAME	BOHLER
DATE	11/15/2023
LOCATION	11111 JUSTIN ROAD, M. 407, JUSTIN, MI 48850
PROJECT TYPE	INDUSTRIAL
DESIGNER	BOHLER ENGINEERING & ARCHITECTURE, INC.
DATE OF PRELIMINARY PLAN	11/15/2023
DATE OF THIS PLAN	11/15/2023
SCALE	AS SHOWN
PROJECT NUMBER	11111
DATE OF PRELIMINARY PLAN	11/15/2023
DATE OF THIS PLAN	11/15/2023
SCALE	AS SHOWN
PROJECT NUMBER	11111

LEGEND

Symbol	Description
—	EXISTING PROPERTY LINE
—	PROPOSED PROPERTY LINE
—	PROPOSED DRIVE
—	PROPOSED SIDEWALK
—	PROPOSED CURB
—	PROPOSED CONCRETED DRIVE
—	PROPOSED CONCRETED SIDEWALK
—	PROPOSED CONCRETED CURB
—	PROPOSED ASPHALT DRIVE
—	PROPOSED ASPHALT SIDEWALK
—	PROPOSED ASPHALT CURB
—	PROPOSED ASPHALT DRIVE
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—	PROPOSED ASPHALT DRIVE
—	PROPOSED ASPHALT SIDEWALK
—	PROPOSED ASPHALT CURB
—	PROPOSED ASPHALT DRIVE
—	PROPOSED ASPHALT SIDEWALK
—	PROPOSED ASPHALT CURB

GENERAL SITE PLAN NOTES:

- SEE SHEET C-301 FOR GENERAL NOTES.
- SEE SHEET C-302 FOR GENERAL NOTES.
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BOHLER

BOHLER ENGINEERING & ARCHITECTURE, INC.
11111 JUSTIN ROAD, M. 407, JUSTIN, MI 48850
TEL: 517.781.1111 FAX: 517.781.1112
WWW.BOHLER-ENGINEERING.COM

MATCH LEGEND

Symbol	Description
—	EXISTING DRIVE
—	EXISTING SIDEWALK
—	EXISTING CURB
—	EXISTING ASPHALT DRIVE
—	EXISTING ASPHALT SIDEWALK
—	EXISTING ASPHALT CURB
—	EXISTING ASPHALT DRIVE
—	EXISTING ASPHALT SIDEWALK
—	EXISTING ASPHALT CURB
—	EXISTING ASPHALT DRIVE
—	EXISTING ASPHALT SIDEWALK
—	EXISTING ASPHALT CURB

PROJECT BENCHMARKS

FOR INTERSECTION OF JUSTIN ROAD, M. 407 & HIGHLAND FOREST DRIVE
EAST BENCHMARK: 11111 JUSTIN ROAD, M. 407, JUSTIN, MI 48850
NORTH BENCHMARK: 11111 JUSTIN ROAD, M. 407, JUSTIN, MI 48850
EAST BENCHMARK: 11111 JUSTIN ROAD, M. 407, JUSTIN, MI 48850
NORTH BENCHMARK: 11111 JUSTIN ROAD, M. 407, JUSTIN, MI 48850

BOHLER

BOHLER ENGINEERING & ARCHITECTURE, INC.
11111 JUSTIN ROAD, M. 407, JUSTIN, MI 48850
TEL: 517.781.1111 FAX: 517.781.1112
WWW.BOHLER-ENGINEERING.COM

CONSTRUCTION DOCUMENTS

DATE: 11/15/2023
PROJECT: BOHLER
DRAWING: C-301

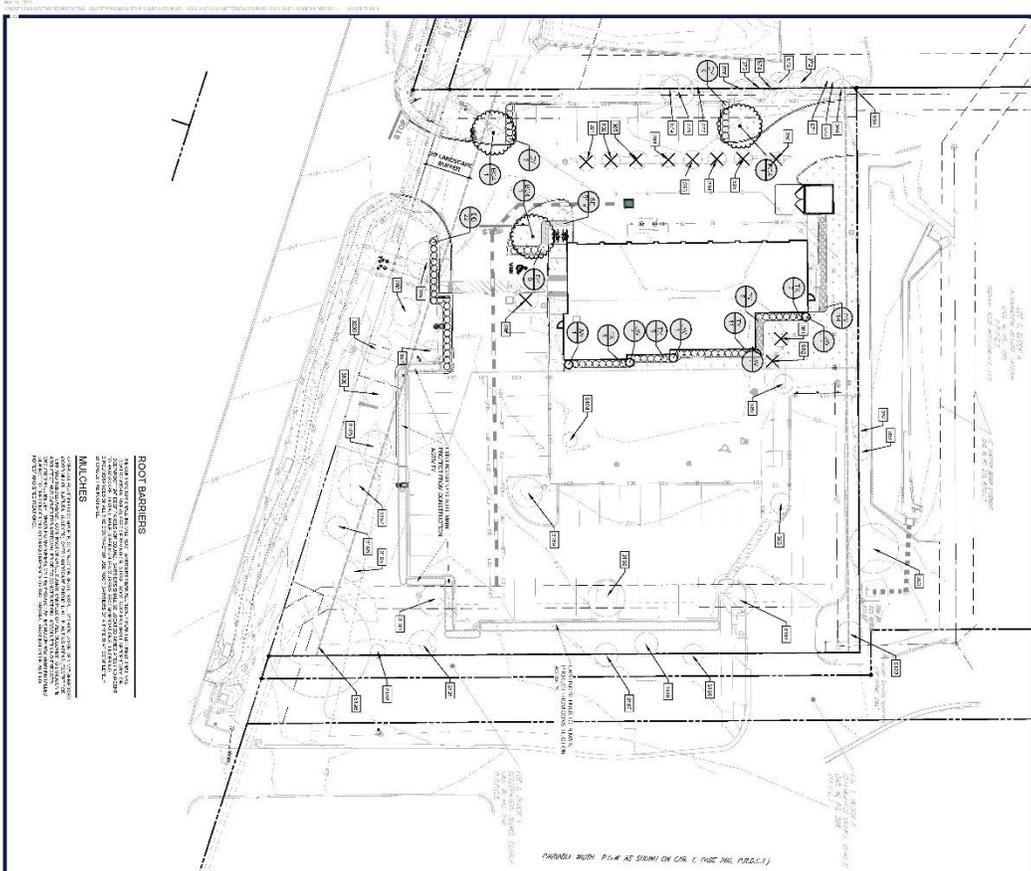
NOT APPROVED FOR CONSTRUCTION

DATE: 11/15/2023
PROJECT: BOHLER
DRAWING: C-301

C-301

SITE PLAN

Resolution No. 2023-_____ Exhibit "C" – Landscape Plan



PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES	SIZE	LOCATION
1	1	Red Oak	12"	Planting Area 1
2	1	White Oak	12"	Planting Area 2
3	1	Black Oak	12"	Planting Area 3
4	1	Red Maple	12"	Planting Area 4
5	1	White Birch	12"	Planting Area 5
6	1	Black Birch	12"	Planting Area 6
7	1	Red Pine	12"	Planting Area 7
8	1	White Pine	12"	Planting Area 8
9	1	Black Pine	12"	Planting Area 9
10	1	Red Spruce	12"	Planting Area 10
11	1	White Spruce	12"	Planting Area 11
12	1	Black Spruce	12"	Planting Area 12
13	1	Red Fir	12"	Planting Area 13
14	1	White Fir	12"	Planting Area 14
15	1	Black Fir	12"	Planting Area 15
16	1	Red Cedar	12"	Planting Area 16
17	1	White Cedar	12"	Planting Area 17
18	1	Black Cedar	12"	Planting Area 18
19	1	Red Juniper	12"	Planting Area 19
20	1	White Juniper	12"	Planting Area 20
21	1	Black Juniper	12"	Planting Area 21
22	1	Red Yew	12"	Planting Area 22
23	1	White Yew	12"	Planting Area 23
24	1	Black Yew	12"	Planting Area 24
25	1	Red Cypress	12"	Planting Area 25
26	1	White Cypress	12"	Planting Area 26
27	1	Black Cypress	12"	Planting Area 27
28	1	Red Palm	12"	Planting Area 28
29	1	White Palm	12"	Planting Area 29
30	1	Black Palm	12"	Planting Area 30

GENERAL NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND MAINTENANCE PLAN.
2. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL PLANNING AND DESIGN OF THE LANDSCAPE.
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EYERBREN
LANDSCAPE ARCHITECTS, INC.

BOHLER
LANDSCAPE PLANNING
LP-1

CONSTRUCTION SERVICES

811

[Type here]

Resolution No. 2023- Exhibit "D" – Elevations

REMARKS:

1. EXISTING 1st FLOOR - CONCRETE CONCRETE BLOCK
2. EXISTING 2ND FLOOR - CONCRETE CONCRETE BLOCK
3. EXISTING 3RD FLOOR - CONCRETE CONCRETE BLOCK
4. EXISTING 4TH FLOOR - CONCRETE CONCRETE BLOCK
5. EXISTING 5TH FLOOR - CONCRETE CONCRETE BLOCK
6. EXISTING 6TH FLOOR - CONCRETE CONCRETE BLOCK
7. EXISTING 7TH FLOOR - CONCRETE CONCRETE BLOCK
8. EXISTING 8TH FLOOR - CONCRETE CONCRETE BLOCK
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10. EXISTING 10TH FLOOR - CONCRETE CONCRETE BLOCK
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19. EXISTING 19TH FLOOR - CONCRETE CONCRETE BLOCK
20. EXISTING 20TH FLOOR - CONCRETE CONCRETE BLOCK
21. EXISTING 21ST FLOOR - CONCRETE CONCRETE BLOCK
22. EXISTING 22ND FLOOR - CONCRETE CONCRETE BLOCK

NOTES:

1. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS
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DETAILS:

ARCHITECT OF RECORD:

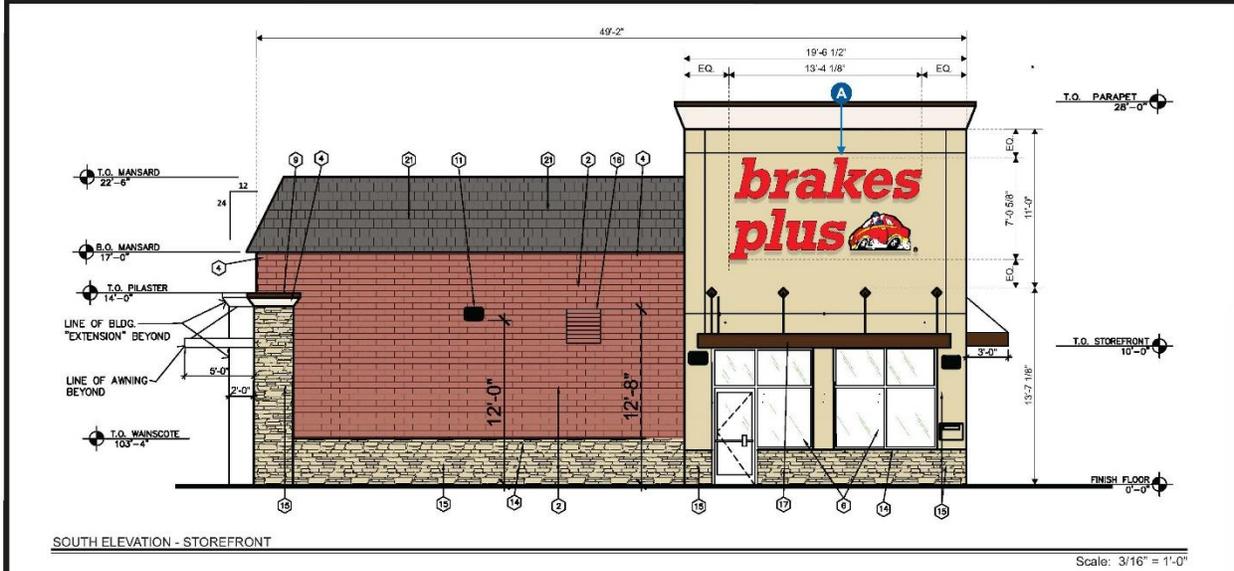
BRAKES PLUS
2374 JUSTIN ROAD
HIGHLAND VILLAGE (FORT WORTH), TX 76077

REVISION	DATE	COMMENTS

ARCHITECT:
NORMAN L. HERMAN
ARCHITECTS, P.C.
1000 WEST 10TH STREET, SUITE 1000
FORT WORTH, TEXAS 76102
PHONE: 817.335.1111
FAX: 817.335.1112
WWW.NLHERMAN.COM

PROJECT:
A3-1
EXTERIOR ELEVATIONS

Resolution No. 2023- Exhibit "E" – Sign Plan



98 sq. ft. maximum

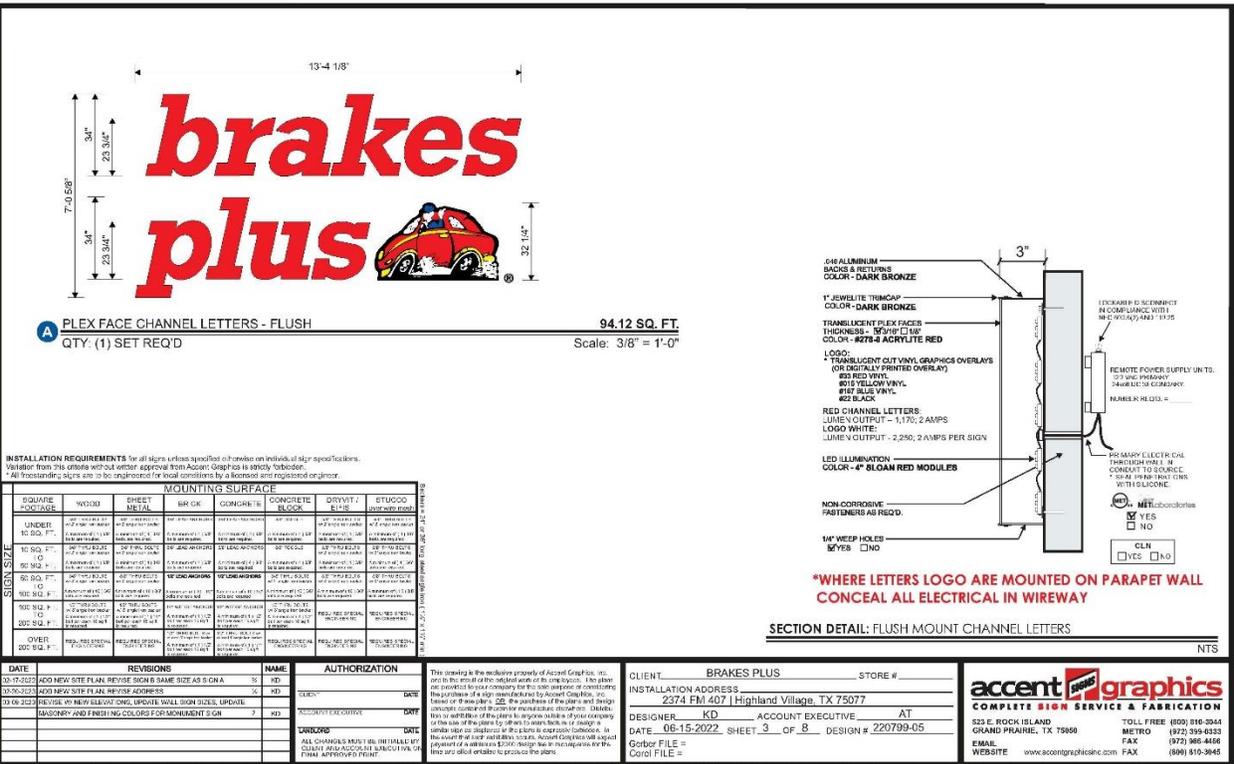
DATE	REVISIONS	NAME	AUTHORIZATION	CLIENT	BRAKES PLUS	STORE #
02-17-2022	ADD NEW SITE PLAN, REVISE SIGN SIZE AS SHOWN	KD		INSTALLATION ADDRESS	2374 FM 407 Highland Village, TX 75077	
02-25-2022	ADD NEW SITE PLAN, REVISE ADDRESS	KD		DESIGNER	KD	ACCOUNT EXECUTIVE
03-16-2022	REVISE SIGN SIZE AND COLOR, UPDATE WALL SIGN RULES, UPDATE MASONRY AND FINISHING COLORS FOR MOUNTING SIGN	KD		DATE	06-15-2022	SHEET 2 OF 8 DESIGN # 220799-05
				Order FILE #		Color FILE #

accent graphics
COMPLETE SIGN SERVICE & FABRICATION

525 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050

TOLL FREE (800) 816-3044
METRO (972) 399-0333
FAX (972) 396-4656
WEBSITE www.accentgraphics.com

Regulated by the Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 Tel: 512.463.6599 Toll Free (in TX): 800.803.9202 Online: <http://www.license.state.tx.us/complaints> State of Texas Contractor #18050



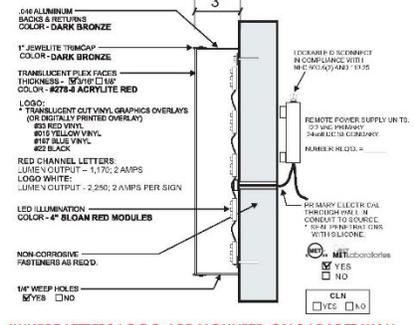
A PLEX FACE CHANNEL LETTERS - FLUSH
QTY: (1) SET REQ'D

94.12 SQ. FT.
Scale: 3/8" = 1'-0"

INSTALLATION REQUIREMENTS for all signs, unless specified or in violation of sign specifications. Varying from this plan and/or letter approval from Accent Graphics is strictly prohibited.

* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SQUARE FOOTAGE	WIND	MOUNTING SURFACE			
		W/CD	CONCRETE BLOCK	DRYWALL	STUCCO
10 SQ. FT.	UNDER	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM
10 SQ. FT.	OVER	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM
100 SQ. FT.	UNDER	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM
100 SQ. FT.	OVER	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM
500 SQ. FT.	UNDER	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM
500 SQ. FT.	OVER	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM	1/2" ALUMINUM



***WHEN LETTERS LOGO ARE MOUNTED ON PARAPET WALL
CONCEAL ALL ELECTRICAL IN WIREWAY**

DATE	REVISIONS	NAME	AUTHORIZATION	CLIENT	BRAKES PLUS	STORE #
02-17-2022	ADD NEW SITE PLAN, REVISE SIGN SIZE AS SHOWN	KD		INSTALLATION ADDRESS	2374 FM 407 Highland Village, TX 75077	
02-25-2022	ADD NEW SITE PLAN, REVISE ADDRESS	KD		DESIGNER	KD	ACCOUNT EXECUTIVE
03-16-2022	REVISE SIGN SIZE AND COLOR, UPDATE WALL SIGN RULES, UPDATE MASONRY AND FINISHING COLORS FOR MOUNTING SIGN	KD		DATE	06-15-2022	SHEET 3 OF 8 DESIGN # 220799-05
				Order FILE #		Color FILE #

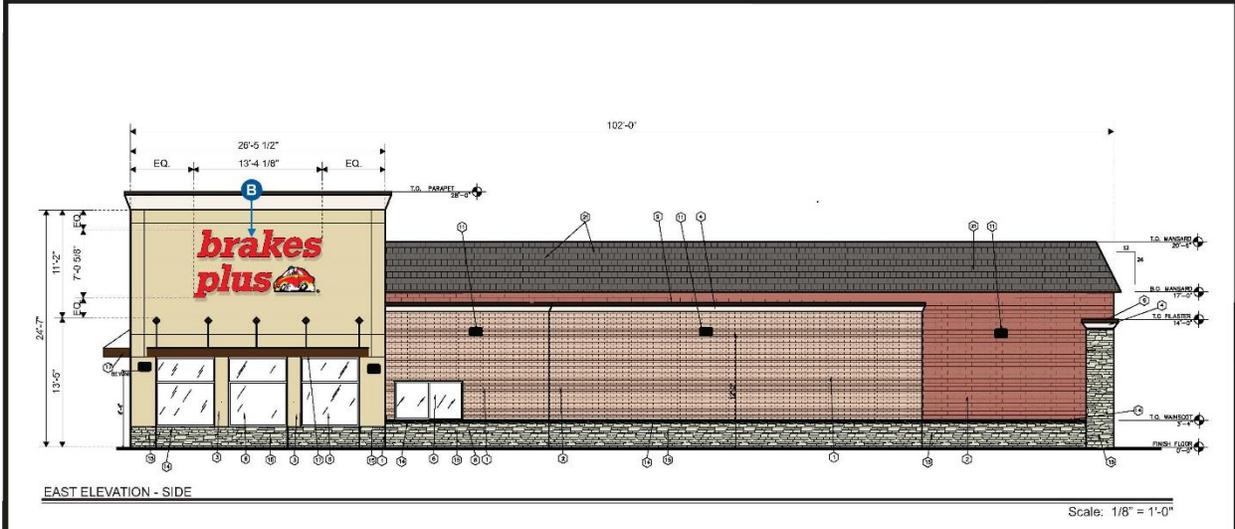
accent graphics
COMPLETE SIGN SERVICE & FABRICATION

525 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050

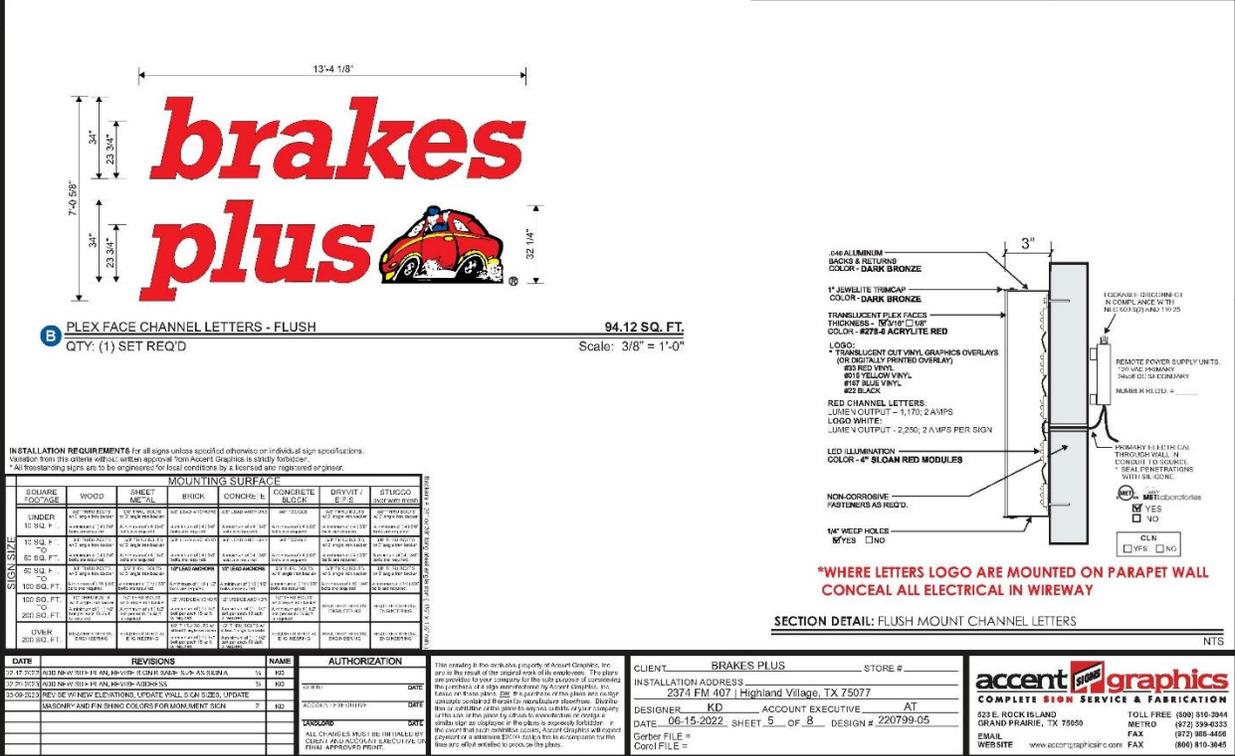
TOLL FREE (800) 816-3044
METRO (972) 399-0333
FAX (972) 396-4656
WEBSITE www.accentgraphics.com

Regulated by the Texas Department of Licensing and Regulation P.O. Box 12157 Austin, TX 78711 Tel: 512.463.6599 Toll Free (in TX): 800.803.9202 Online: <http://www.license.state.tx.us/complaints> State of Texas Contractor #18050

Resolution No. 2023- Exhibit "E" – Sign Plan



98 sq. ft. maximum		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>NAME</th> <th>AUTHORIZATION</th> </tr> </thead> <tbody> <tr> <td>02-17-2022</td> <td>ADD NEW SITE PLAN, REVISE SIGN SHAPE & AS SIGNA</td> <td>KS</td> <td>KD</td> </tr> <tr> <td>02-25-2022</td> <td>ADD NEW SITE PLAN, REVISE ADDRESS</td> <td>KS</td> <td>KD</td> </tr> <tr> <td>03-09-2022</td> <td>REVISE SIGN SHAPE, ADD SIGNA, UPDATE MASONRY AND FINISHING COLORS FOR MOUNTMENT SIGN</td> <td>KS</td> <td>KD</td> </tr> </tbody> </table>		DATE	REVISIONS	NAME	AUTHORIZATION	02-17-2022	ADD NEW SITE PLAN, REVISE SIGN SHAPE & AS SIGNA	KS	KD	02-25-2022	ADD NEW SITE PLAN, REVISE ADDRESS	KS	KD	03-09-2022	REVISE SIGN SHAPE, ADD SIGNA, UPDATE MASONRY AND FINISHING COLORS FOR MOUNTMENT SIGN	KS	KD	<p>This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The client is prohibited from copying this work for the purpose of reproducing the sign or any other sign without the written consent of Accent Graphics, Inc. The client is responsible for obtaining all necessary permits and approvals for the sign. The client is also responsible for the installation and maintenance of the sign. The client is not to be held liable for any damage to the sign or building caused by the client or its employees. The client is also responsible for the removal of the sign if it is no longer needed. The client is also responsible for the cost of the sign and its installation. The client is also responsible for the cost of the sign and its installation. The client is also responsible for the cost of the sign and its installation.</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>CLIENT</td> <td>BRAKES PLUS</td> <td>STORE #</td> <td></td> </tr> <tr> <td>INSTALLATION ADDRESS</td> <td colspan="3">2374 FM 407 Highland Village, TX 75077</td> </tr> <tr> <td>DESIGNER</td> <td>KD</td> <td>ACCOUNT EXECUTIVE</td> <td>AT</td> </tr> <tr> <td>DATE</td> <td>06-15-2022</td> <td>SHEET</td> <td>4 OF 8 DESIGN # 220799-05</td> </tr> <tr> <td>Order FILE #</td> <td colspan="3">C001 FILE #</td> </tr> </table>		CLIENT	BRAKES PLUS	STORE #		INSTALLATION ADDRESS	2374 FM 407 Highland Village, TX 75077			DESIGNER	KD	ACCOUNT EXECUTIVE	AT	DATE	06-15-2022	SHEET	4 OF 8 DESIGN # 220799-05	Order FILE #	C001 FILE #		
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INSTALLATION REQUIREMENTS for all signs unless specified otherwise or individual sign specifications.

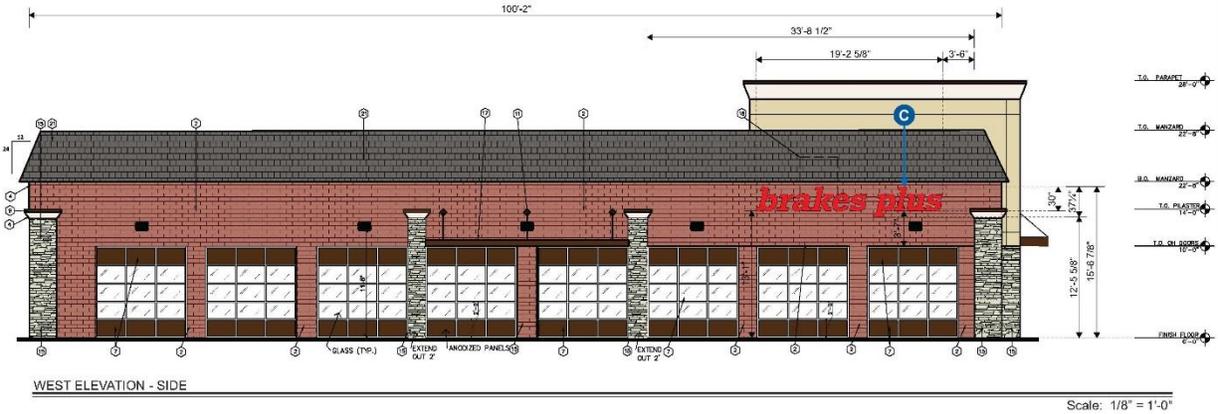
Warning: This is a critical warning, where approval from Accent Graphics is being requested.

*All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SQUARE FOOTAGE	MOUNTING SURFACE				
	WOOD	SHEET METAL	BRICK	CONCRETE BLOCK	DRYVIT / EIFS
UNDER 10 SQ. FT.	1/2" ALUMINUM BACKS & REINFORCERS				
10 SQ. FT. - 25 SQ. FT.	1/2" ALUMINUM BACKS & REINFORCERS				
25 SQ. FT. - 50 SQ. FT.	1/2" ALUMINUM BACKS & REINFORCERS				
50 SQ. FT. - 100 SQ. FT.	1/2" ALUMINUM BACKS & REINFORCERS				
100 SQ. FT. - 200 SQ. FT.	1/2" ALUMINUM BACKS & REINFORCERS				
OVER 200 SQ. FT.	1/2" ALUMINUM BACKS & REINFORCERS				

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Resolution No. 2023- Exhibit "E" – Sign Plan



WEST ELEVATION - SIDE

Scale: 1/8" = 1'-0"

98 sq. ft. maximum

DATE	REVISIONS	NAME	AUTHORIZATION	CLIENT	BRAKES PLUS	STORE #
02-17-2022	ADD NEW SITE PLAN, REVISE SIGN SIZE AS SIGN A	JK	NO	DESIGNER	DATE	
02-23-2022	ADD NEW SITE PLAN, REVISE ADDRESS	JK	NO	ACCOUNT EXECUTIVE	DATE	
03-16-2022	REVISE WINDOW PANELS, ADD SIGN SIZE, UPDATE SIGNAGE AND FINISH COLORS FOR MONUMENT SIGN	JK	NO	DATE		

DESIGNER: JK ACCOUNT EXECUTIVE: AT
 DATE: 06-15-2022 SHEET 6 OF 8 DESIGN # 220799-05
 Gorder FILE # _____
 Corel FILE # _____

accent graphics
 COMPLETE SIGN SERVICE & FABRICATION
 525 E. ROCK ISLAND GRAND PRAIRIE, TX 75050 TOLL FREE (800) 810-3044
 (972) 390-5333
 (972) 986-4658
 www.accentgraphics.com FAX (800) 810-3045

PLEX FACE CHANNEL LETTERS
(1) SET REQUIRED

59.57 SQ. FT.
Scale: 1/2" = 1'-0"

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications. Variation from the criteria without written approval from Accent Graphics is strictly forbidden. All freestanding signs are to be engineered for load conditions by a licensed and registered engineer.

SQUARE FOOTAGE	MOUNTING SURFACE				
	WOOD	SHIELD	BRICK	CONCRETE	STUCCO
UNDER 10 SQ. FT.	1/2" ALUMINUM BRACKET				
10 TO 50 SQ. FT.	1/2" ALUMINUM BRACKET				
50 TO 100 SQ. FT.	1/2" ALUMINUM BRACKET				
100 TO 200 SQ. FT.	1/2" ALUMINUM BRACKET				
200 TO 300 SQ. FT.	1/2" ALUMINUM BRACKET				
OVER 300 SQ. FT.	1/2" ALUMINUM BRACKET				

SECTION DETAIL: FLUSH MOUNT CHANNEL LETTERS

NOTE:
ACCESS REQUIRED FOR ELECTRICAL & INSTALLATION

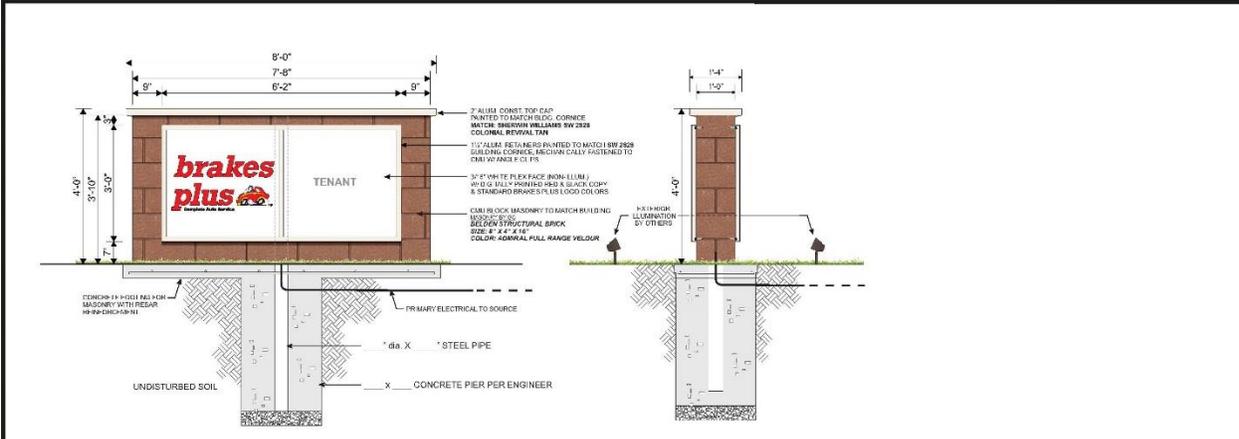
***WHERE LETTERS LOGO ARE MOUNTED ON PARAPET WALL CONCEAL ALL ELECTRICAL IN WIREWAY**

DATE	REVISIONS	NAME	AUTHORIZATION
02-17-2022	ADD NEW SITE PLAN, REVISE SIGN SIZE AS SIGN A	JK	NO
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CLIENT	BRAKES PLUS	STORE #
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DESIGNER	JK	ACCOUNT EXECUTIVE AT
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Resolution No. 2023- Exhibit "E" – Sign Plan



D/F MONUMENT SIGN
QTY: (1) REQ'D

32.0 SQ. FT.
Scale: 1/2" = 1'-0"



DATE	REVISIONS	NAME	AUTHORIZATION	NOTES
02-17-2022	ADD NEW SITE PLAN, REVISE SIGN SIZE AS SIGN A	JK	NO	<p>This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the creative work of the staff herein. The plans are prepared to your company for the sole purpose of obtaining the permit and are not to be used for any other purpose. Accent Graphics, Inc. is not responsible for any errors or omissions in the plans and accepts no liability for any damage or loss of any kind resulting from the use of the plans for any purpose other than that intended. The user of the plans for any other purpose is at their own risk. In the event that such other purpose occurs, Accent Graphics will not be held liable for any damage or loss of any kind resulting from the use of the plans for any other purpose.</p>
02-23-2022	ADD NEW SITE PLAN, REVISE ADDRESS	JK	NO	
03-10-2022	REVISE SIGN SIZE AND COLOR FOR NEARBY TRUCK	JK	NO	

CLIENT	BRAKES PLUS	STORE #	
INSTALLATION ADDRESS	2374 FM 407 Highland Village, TX 75077		
DESIGNER	AK	ACCOUNT EXECUTIVE	AT
DATE	06-15-2022	SHEET	8 of 8 DESIGN # 220799-05
Client FILE #			
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accent graphics	COMPLETE SIGN SERVICE & FABRICATION
533 E. ROCK ISLAND	TOLL FREE (800) 810-3044
GRAND PRAIRIE, TX 75050	METRO (972) 388-0333
EMAIL	FAX (972) 946-4456
WEBSITE	FAX (800) 810-3045

CITY OF HIGHLAND VILLAGE
PLANNING AND ZONING

AGENDA# 6

MEETING DATE: March 21, 2023

SUBJECT: Review and Consider an application for a Site Plan for the property located at 105 Barnett Boulevard, Lot 3B of the Barnett Subdivision.

PREPARED BY: Autumn Aman – Community Development Coordinator

BACKGROUND

An application was received for a Site Plan to construct an approximately 5,975 square foot building for a temple on Lot 3B, Barnett Subdivision located at 105 Barnett Boulevard. The property is currently zoned SF-40. The Comprehensive Zoning Ordinance (CZO) provides that a church or place of religious worship is an allowed use within all Zoning Districts within the City.

The owner intends to eventually construct (3) buildings on the property. The proposed Site Plan only provides for the location and construction of one (1) building and related parking and improvements. Development of future buildings and parking on the property will require a Site Plan Amendment prior to issuance of building permits for such improvements.

There are a substantial number of trees located on the property. The owner proposes removing a total of 22 trees to accommodate the development of the property in accordance with the proposed Site Plan and planting 14 replacement trees along Barnett Boulevard. In addition, the owner will be planting 110,500 square feet of Bermuda turf around a large portion of the property and areas of disturbance. By ordinance, the property is to be development with at least 50% foundations plantings. The proposed landscaping plan accompanying the Site Plan complies with that requirement.

CZO Section 35.2.A. requires a non-residential use backing upon an SF zoning district construct a solid brick or masonry screening wall not less than six feet (6.0') nor more than eight feet (8.0') in height along the property line separating the non-residential use from the SF district. The property located to the east of the subject property is a fully-developed as an SF district. The properties adjacent to the subject property are all presently developed with six-foot wood fences along the common property line with a substantial grove of trees to the west of the property line. CZO Section 35.2.A.3 authorizes approval of alternative equivalent screening such as landscaping and berms through the site plan approval process. The owner is requesting that it not be required to construct the masonry wall because of the existing screening fences already located along the common property line subject to a requirement to preserve the trees on the property west of the common property line with the residential district that are not otherwise being removed as shown on the prepared tree survey. Staff has no request for the granting of the requested alternative screening provided the exception is subject to change or revocation should a request be made for removal of additional trees if the site plan is later amended to accommodate the development of additional buildings and related improvements on the property.

Construction of a sidewalk along Barnett Blvd will be required as part of development of the property. The owner indicates no signs will be constructed on the property at this time.

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 with one or more requirements of the City Ordinances for the property.

PROGRESS TO DATE: (if appropriate)

City Staff and the City’s Engineer have reviewed the site plan package and determined that it complies with all applicable provisions of the CZO other than the screening requirement in Section 35.2.A for which the applicant is seeking approval of the alternative screening proposed above. A resolution is required for the exception to the screening requirements. A copy of the draft resolution generated by the City Attorney is included with this briefing.

BUDGETARY IMPACT/ORDINANCE CHANGE: (if appropriate)

None

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission review the application prior to making a recommendation to City Council.

CITY OF HIGHLAND VILLAGE, TEXAS

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, APPROVING A DETAILED SITE PLAN FOR DEVELOPMENT OF TRACT 3B, BARNETT SUBDIVISION, PRESENTLY ZONED AS SINGLE-FAMILY RESIDENTIAL DISTRICT 40000 (SF-40); APPROVING SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for Tract 3B of the Barnett Subdivision, an addition to the City of Highland Village, Denton County, Texas, according to the plat thereof recorded in Cabinet H, Slide 285, Plat Records, Denton County, Texas (“the Property”), which is presently zoned Single-Family Residential District 40000 (SF-40); 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 tree removal plan, should be approved as requested, the City Council of the City of Highland Village, in the exercise of its 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 the Property as of the effective date of this resolution as well as the Detailed Site Plan, the Landscape Plan, and the Tree Survey and Removal Plan, and Building Elevations attached hereto respectively as Exhibit “A,” Exhibit “B,” Exhibit “C,” and Exhibit “D” and incorporated herein by reference subject to the following:

- A.** No building or other development permit shall be issued for any buildings, parking areas, or fire lanes shown on the attached exhibits as “Future...” until an amended detailed site plan adding such future improvements has been approved in accordance with applicable provisions of the City’s Zoning Ordinance; and
- B.** No building permit shall be issued for construction of the building shown on the Detailed Site Plan until the existing single family dwelling has been demolished and removed from the Property.

SECTION 2. Having found that the requested special exceptions 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 the Detailed Site Plan approved by this Resolution without the requirement to construct a brick or masonry screening wall along the east boundary

of the Property as otherwise required by Section 35.2.A of the Zoning Ordinance subject to the following:

- A. The screening for the Property between the Property and the residential zoning district to the east of the Property shall consist of the existing six foot wooden fences constructed along the east boundary of the Property and the existing trees located on the Property except as provided in Section 2.B., below;
- B. Except for (1) those trees shown on the Tree Survey and Removal Plan attached hereto that are to be removed, and (2) trees determined by a certified arborist after the effective date of this resolution to be dead or dying, which trees shall not be removed prior to (i) such determination being made in writing and delivered to the City Manager, (ii) the City Manager authorizing such removal, no trees shall be removed from the Property; and
- C. The special exception set forth in this Section 2 shall apply only to development of the Property in accordance with the Detailed Site Plan approved by this resolution. Such special exception may be modified or repealed at the time of any future amendments to such Detailed Site Plan if additional development of the Property will require the removal of additional trees that provide screening between the buildings located on the Property and the property located east of the Property.

SECTION 3. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, THIS 11TH DAY OF APRIL 2023.

APPROVED:

Daniel Jaworski, Mayor

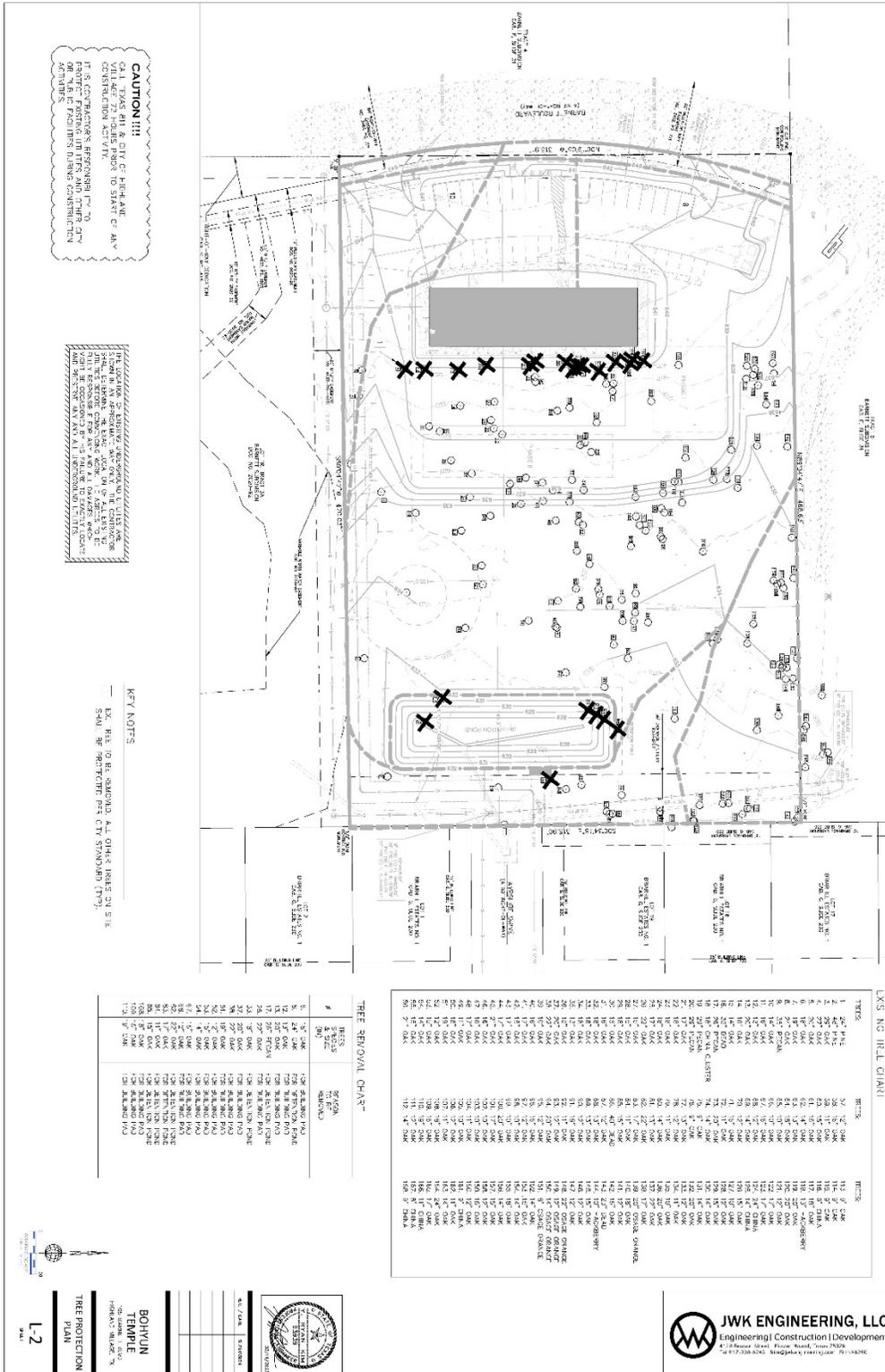
ATTEST:

Angela Miller, City Secretary

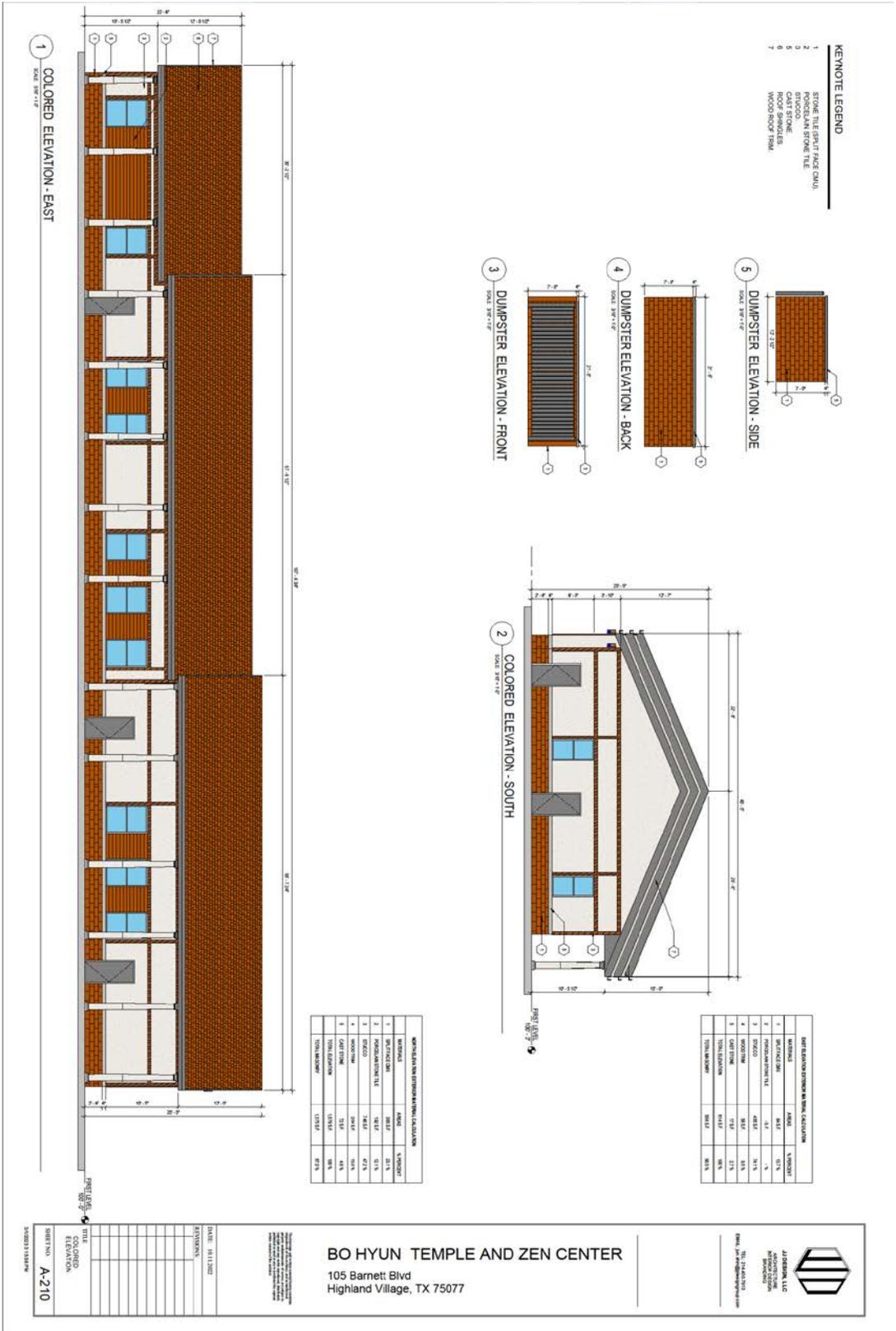
APPROVED AS TO FORM AND LEGALITY:

Kevin B. Laughlin, City Attorney
(kbl:3/15/2023:134063)

Resolution No. 2023-____ Exhibit "C" – Tree Survey and Removal Plan

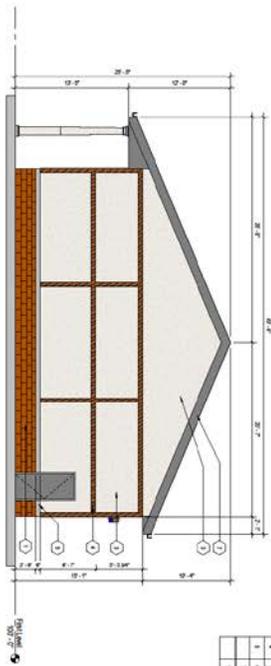


Resolution No. 2023- Exhibit "D" – Building Elevations



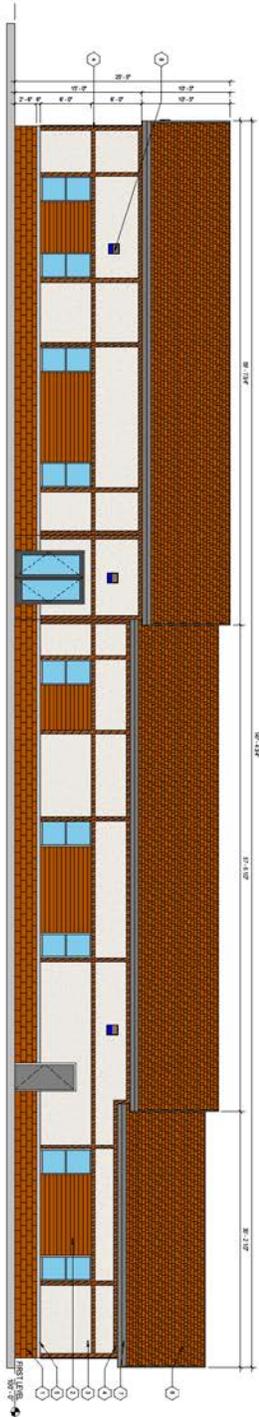
Resolution No. 2023-____ Exhibit "D" – Building Elevations

- KEYNOTE LEGEND**
- 1 STONE TILE (SPRIT FACE CMU)
 - 2 STUCCO
 - 3 WOOD TRIM
 - 4 WOOD TRIM
 - 5 ROOF SINGLES
 - 6 WALL PINK LIGHT
 - 7 WOOD ROOF TRIM



2 COLORED ELEVATION - NORTH
SCALE 3/8" = 1'-0"

WEST ELEVATION TO BEING REVIEWED CALCULATION			
ITEM NO.	DESCRIPTION	AMOUNT	UNIT PRICE
1	STUCCO	1512	0.14
2	WOOD TRIM	112	1.75
3	WOOD TRIM	112	1.75
4	WOOD TRIM	112	1.75
5	WOOD TRIM	112	1.75
6	WOOD TRIM	112	1.75
7	WOOD TRIM	112	1.75
8	WOOD TRIM	112	1.75
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1 COLORED ELEVATION - WEST
SCALE 3/8" = 1'-0"

SOUTH ELEVATION TO BEING REVIEWED CALCULATION			
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1	STUCCO	1512	0.14
2	WOOD TRIM	112	1.75
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98	WOOD TRIM	112	1.75
99	WOOD TRIM	112	1.75
100	WOOD TRIM	112	1.75

DATE: 01/13/2023
DRAWN BY: [Name]
CHECKED BY: [Name]

BO HYUN TEMPLE AND ZEN CENTER
105 Barnett Blvd
Highland Village, TX 75077



JY DESIGN LLC
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
10000 W. PARKWAY
SUITE 200
DALLAS, TX 75244
TEL: 214-343-1111
WWW.JYDESIGNLLC.COM

TITLE: COLORED ELEVATIONS
SHEET NO: A-211
SCALE: 3/8" = 1'-0"