



## AGENDA

**REGULAR MEETING OF THE  
PLANNING AND ZONING COMMISSION  
CITY OF HIGHLAND VILLAGE, TEXAS  
CONDUCTED VIA VIDEOCONFERENCE  
TUESDAY, APRIL 21, 2020, AT 3:00 P.M.**

***Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act, and in an effort to protect the health and safety of the public, the Planning and Zoning will conduct this meeting by way of an on-line videoconference. Members of the public may view the Planning and Zoning meeting live at no cost via the following Internet link: <https://www.highlandvillage.org/HVTV>.***

***Any person wishing to provide comments on any matter to be considered on this agenda should email such comments to [aaman@highlandvillage.org](mailto:aaman@highlandvillage.org) by 1:00 p.m. on Tuesday, April 21, 2020.***

### **OPEN SESSION**

**(Videoconference beginning at 3:00 P.M.)**

- 1. Call to Order/ Roll Call.**
- 2. Consider Approval of the Minutes from the Regular meeting held on January 21, 2020.**
- 3. Review and Consider an application for a Preliminary Plat for 23.471 ± Acre Tract out of the J. Edmonson Survey, Abstract No. 398, generally located at the Northeast corner of Harlington Drive and Chinn Chapel Road (The Reserve at Chapel Hill Subdivision).**
- 4. Receive Status Report on Various Projects.**
  - **Future P&Z Meetings**
- 5. 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 AND THE CITY'S INTERNET WEBSITE AT THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, ON APRIL 17, 2020 NOT LATER THAN 5:00 P.M.**

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Autumn Aman  
Community Development Coordinator

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 \_\_\_\_\_, 2020 at \_\_\_\_\_ by \_\_\_\_\_ at \_\_\_\_\_.

**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, JANUARY 21, 2020**

**1. Call to Order/Roll Call.**

Chairman Stan Lemko called the meeting to order at 7:01 p.m.

**Roll Call**

Present:	Stan Lemko	Chairman
	Dee Leggett	Vice Chairman
	Angelina Robinson	Commissioner
	Denver Kemery	Commissioner
	Guy Skinner	Commissioner
	Dale Butler	Alternate Commissioner
	Kevin McMahan	Alternate Commissioner
Staff Members:	Autumn Aman	Community Development Coordinator
	Kimberlee Huntley	Community Services Assistant

**2. Consider Approval of the Minutes from the Regular meeting of the Planning and Zoning Commission held on December 17, 2019.**

Commissioner Guy Skinner made a motion to approve the minutes with non-substantial changes. Vice Chairman Leggett 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 for a Conditional Use Permit (C.U.P.) to allow for an Amusement Arcade Business to be located in an approximately 4,188 square foot area of Lot 1R, Block A, The District of Highland Village, commonly known as 2360 FM 407, #106.**

Community Development Coordinator Autumn Aman stated an application for a Conditional Use Permit (C.U.P.) was submitted by Dr. Folahan Ayoola. She stated he would like to lease a space at The District of Highland Village to open a business for playing electronic games.

Ms. Aman continued stating the business was somewhat similar to the application the Commissioners had considered in November that was going into the Shops at Highland Village, however, the square footage of Mr. Ayoola's space would be larger, it would be four-thousand, one-hundred, eighty-eight (4,188) square feet, along with selling food and alcohol. The name of the business would be "Be Legend Gaming" and the property owners of The District had given their approval for the applicant to come forward to ask for the (C.U.P.).

Ms. Aman concluded that the draft ordinance for consideration consisted of the location for the (C.U.P.) and if the use did not commence within one year of the ordinance or if the use was abandoned or discontinued for six (6) months, the (C.U.P.) would terminate.

Chairman Lemko opened the Public Hearing at 7:06 p.m.

Mr. Greg Johnson, Verus Commercial, 319 W. Oak St., Denton, TX, stated he was the leasing agent for The District of Highland Village and spoke on behalf of the applicant, Dr. Ayoola, who resides in Highland Village. He stated the establishment would hold social events such as tournaments and they were creating a social component to video gaming. It would be a first class run operation of which the main draw of people would be during the evenings and weekends. He continued they were also in negotiations with a full service restaurant that would be in the space next to "Be Legend Gaming" and on behalf of the Landlord, they thought "Be Legend Gaming" would be a fantastic use.

Chairman Lemko closed the Public Hearing at 7:11 p.m.

Dr. Folahan Ayoola, 3321 Colorado Blvd., Denton TX, addressed the Commission stating with his business he was trying to accomplish interaction with the kids and the community. He continued it would create social gaming, e-sports, build self-esteem, they would hold birthday parties, and everyone would get to know each other. There would be approximate thirty (30) PC's and ten (30) consoles, there would be off days where you could just play games and on other days, they would hold tournaments. Dr. Ayoola stated just envision the ability where parents could come in and be instructed on how the gaming systems work and he thought it would be a positive influence.

The Commissioners, and the applicant discussed the application as it pertained to parking, occupancy, food and alcohol, hours of operation, teenagers and young adults, age restrictions, chat rooms, space layout, and signage, discussing in more detail as follows:

Alternate Commissioner Dale Butler questioned if there were concerns of the parking capacity. He commented the way the traffic patterns runs through The District, there was not a lot of parking and he thought they would anticipate a lot of teen drivers. Had they put a lot of thought on how they would deal with the issue, would there be sufficient parking?

Dr. Ayoola assured they would have plenty of parking. There would be parking in front and behind the building. Most of the businesses would not be open when they would be operating since they would be open in the evenings. He thought they would see a fair amount of people being dropped off.

Commissioner Skinner questioned if they anticipated a problem with people trying to park behind the building since behind the building is residential parking.

Dr. Ayoola responded they may have to consider some type of directional signage, however, he did not think they would overwhelm the parking situation. He stated he was a rule follower and would make sure people parked where they were supposed to.

Mr. Johnson addressed the parking stating the last thing you would want to do is have a tenant that will over use the parking, there was plenty parking spaces per code. In front of building four (4) there are approximate fifty-five (55) spaces and additional parking in the back, making a total of approximate eighty (80) spaces for the whole building. They figured approximate fifty percent (50%) of people attending would be drivers so they would have enough parking to meet code.

Commissioner Skinner stated there have problems in the evening on the weekends and he would hate to see parking spill over to the residential areas.

Commissioner Denver Kemery questioned if there would be an actual bar, proposed hours he would be open, and would he be serving food.

Dr. Ayoola stated they would not be having a sit down bar, they would be serving food and drinks and uses the example such as a Chuckie Cheese. They do want to have some type of kitchen, not a large menu, but they do want to make warm food available for his customers.

Vice Chairman Leggett questioned the hours of operation.

Dr. Ayoola responded, Monday-Thursday (3 p.m. – 10 p.m.), Friday (3 p.m. – 12:00 Midnight), Saturday (12:00 Noon – 12:00 Midnight), and Sunday (1 p.m. - 8 p.m.).

Commissioner Skinner questioned the age of proposed customers.

Dr. Ayoola stated teens to young adults and he did anticipate some to be in their thirty's (30's).

Commissioner Skinner continued with the concern of having enough parking, spilling over into the residential parking spaces and complaints received on that parking along with teenagers and serving alcohol. He continued questioning the anticipated max occupancy.

Dr. Ayoola responded they are looking at thirty (30) PC's with one (1) player and thirty (30) consoles with one to two (1-2) players along with a total of approximate twenty to forty (20-40) spectators. Dr. Ayoola responded most gamers do not want to drink, it would be for the parents. He stated they do take it seriously, they would card people, would have a manager and assistant manager on site and he did not anticipate there would be a problem. He concluded that people do take their kids to Main Event, Dave and Buster's, and Top Golf and he was not going to allow anything to happen.

Commissioner Skinner continued that he did know what the parking was like at the District since he has been there every day working with the police department. He continued he did not want the doctor's situation to exacerbate what potentially goes on there currently.

Mr. Johnson stated the landlord would not want to lease to someone that was going to cause a parking problem and currently he has not seen any parking within the spaces around building four (4). There are currently approximate eighty-seven (87) parking spaces around building four (4) and all residential parking is reserved for residents. Overflow parking is behind the apartments in the very back and there are stipulations in the lease agreement. The last thing they would want to do is cause a parking problem.

Alternate Commissioner Kevin McMahan questioned if they had performed any type of traffic studies of similar businesses that were listed in the doctor's business plan. He stated he did have a concern of the mix of younger kids to adults. Not just the alcohol, he thought the applicant could control that, but more concerned about the chat rooms and tournaments, if there was any type of disagreement, how would the security be handled. Alternate Commissioner McMahan commented that he did like the idea of partnering with the University.

Dr. Ayoola stated security would be handled with the presence of a manager, assistant manager and adults in the room. The design of space would allow for non-exposure of things you do not want your child exposed to. They would adjust when or if necessary, they

would police the culture of the place. There are ways to block what kids are not allowed to view and they would be responsible. He concluded they would have a viewing area, they were working with an architect on the space, and wanted to make the best use of the space.

Chairman Lemko addressed signage, assuming it would be held by The Districts ordinance. He continued questioning if there were any age restrictions along with the layout of the space, security, parking also being one of his concerns, and if they were going to open in phases.

Dr. Ayoola responded there was no age restrictions and they would phase the opening, concentrating on the gaming first and then food since food is a little more challenging.

Mr. Johnson responded to Chairman Lemko's concern on the parking, he stated the landlord and the lease agreement does not allow for one business to interfere with another business.

Commissioner Skinner continued with his concerns of parking, complaints, and teenagers and serving alcohol.

Mr. Johnson assured Mr. Skinner there would be enough parking since currently there are eighty-seven (87) parking spaces.

Commissioner Skinner stated his question was not answered, he was not ready to approve and did not like the fact that parking could potentially spill over to the residential parking spaces.

Vice Chairman Leggett made a motion to send the Ordinance forward for approval as presented by staff. Commissioner Kemery seconded the motion.

Commissioner Skinner thought there were still some questions that had not been answered, such as if there was going to be sufficient parking and some verified means of not allowing teenagers to have access to alcohol.

Vice Chairman Leggett addressed the concern of Commissioner Skinner stating the request is for a (C.U.P.) specific to a very set use. If the applicant was coming forward with a different use, the Commission would not be discussing alcohol. The parking issue is up to the property management to address and not the Commission through the (C.U.P.). She continued she thought it was beyond the reach of what staff was asking of the Commission to consider. Ms. Leggett continued that City and State law was pretty clear on underage drinking and she did not think the applicant would want to get in trouble, they would want to govern that, and she thought it was beyond the scope of the Commission.

Chairman Lemko agreed with Vice Chairman Leggett stating if there were an issue with parking and drinking, city staff, police, and The District would be there to handle it. It was not for the Commissioners to put in place to make sure it would happen. The working of the arcade is not something they should be involved with. The questions being asked were just for information only.

Vice Chairman Leggett added if the Commission did not think an arcade was an appropriate use for the location, then they would deny it. She continued they cannot place additional ornaments to the ordinance which is irrelevant to what staff is asking of the Commission. She thought parking and addressing serving alcohol to minors is a complete separate issue to the (C.U.P) that the Commissioners are being asked to vote on.

Chairman Lemko stated that there was a motion and a second to the motion to accept the Ordinance as written.

Chairman Lemko, Vice Chairman Leggett, Commissioners Robinson and Kemery voting in favor. Commissioner Skinner voting to deny.

**Motion Passed (4-1)**

**6. Receive Status Reports on Various Projects**  
• **Discuss Future P&Z Meeting dates**

Community Development Coordinator Aman stated the next regular meeting would be held on February 18, 2020.

**7. Adjournment.**

Meeting adjourned at 7:46 p.m.

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Autumn Aman  
Community Development Coordinator

Chairman – Stan Lemko  
Planning and Zoning

**CITY OF HIGHLAND VILLAGE**  
**PLANNING AND ZONING**

**AGENDA# 3**

**MEETING DATE: April 21, 2020**

**SUBJECT: Consider a Preliminary Plat for 23.471 ± Acre tract out of the J. Edmonson Survey, Abstract No. 398, generally located at the Northeast corner of Harlington Drive and Chinn Chapel Road (The Reserve at Chapel Hill Subdivision)**

**PREPARED BY: Autumn Aman, Community Development Coordinator**

**BACKGROUND**

An application for review and consideration of the Preliminary Plat and Tree Plan was submitted for The Reserve at Chapel Hill. The approximate total 23.471 ± acre tract is currently owned by the Lewisville Independent School District with David Weekley Homes under contract to purchase property. David Weekly Homes desires to develop the property as a Residential Single Family Subdivision consisting of seventy-three (73) residential lots and (1) common area.

On September 10, 2019, the City Council approved Ordinance No. 2019-1264, amending the PD-8 Development/Concept Plan in order to establish the future proposed subdivision (lot layout).

The Preliminary Plat features the following:

1. Seventy-three (73) lots for single family residential construction.
2. One (1) common area lot that will be maintained by the Homeowners Association.
3. Trail connection with the existing Inland trail system to the east and the south.
4. Sidewalks.
5. Any trees proposed to be removed on the property are located within the dedicated Public right-of-ways, easements, retaining wall location, buildable lot area, and within close proximity to the building foundations. The builder will be responsible for planting a minimum of two (2) 4" caliper trees in the front yard of each house prior to certificate of occupancy being issued.

**IDENTIFIED NEED/S:**

N/A

**OPTIONS & RESULTS:**

Approve the preliminary plat and tree plan as submitted, approve with conditions or disapprove with explanation.

**PROGRESS TO DATE: (if appropriate)**

City Staff and the City's Engineer have reviewed the application as it pertains to drainage, utilities, and the tree mitigation plan and submitted comments back to the applicant. All comments have been addressed. Based on review of the application, City Staff is of the opinion the application for preliminary plat complies with the City's subdivision regulations and is administratively complete.

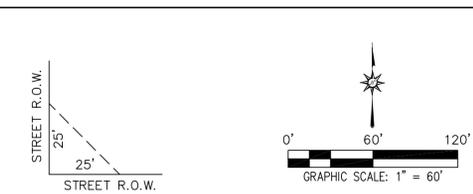
Representatives from the engineer and developer will be available to answer any questions from the Commission.

**BUDGETARY IMPACT/ORDINANCE CHANGE: (if appropriate)**

No ordinance change is required.

**RECOMMENDATION:**

City Staff recommends the Commission recommend approval of the preliminary plat application to City Council.



25'x25' VISIBILITY & SIDEWALK EASEMENT TYPICAL AT ALL INTERSECTION (UNLESS OTHERWISE NOTED)

**GENERAL NOTES**

1. BASIS OF BEARING – City of Highland Village Subdivision Ordinance Section 2.3.H.19, State Plane Coordinate System, North Central Texas, Zone 5351, Datum NAD83.
2. All easements on lot lines are centered unless otherwise noted.
3. A 7.5-foot utility easement adjoining all right-of-ways is hereby dedicated, unless otherwise shown.
4. A 5-foot drainage easement is hereby dedicated to all side and rear lot lines that is maintained by the private property owner.
5. All lot corners are 5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC" unless otherwise noted. Lot corners to be set upon completion of subdivision construction.
6. Existing zoning: SF-8, PD-8
7. Drainage easement recorded in Volume 4815, Page 678, Deed Records, Denton County, Texas will be abandoned by separate instrument.
8. 20-foot slope and drainage easement recorded in Instrument Number 2012-105210, Deed Records, Denton County, Texas will be abandoned by separate instrument.
9. \*\* Area of Deerhurst Drive will be abandoned by separate instrument. See detail on Sheet 2 of 2.
10. Areas:
  - Residential – 650,655 square feet / 14.937 acres
  - Streets – 153,307 square feet / 3.519 acres
  - Open Space – 178,460 square feet / 4.097 acres
  - Apparent R.O.W. – 36,148 square feet / 0.830 acre
11. Per Sec 24.04.072 (1) Residential construction. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to two (2) feet above the base flood elevation. Lots 1 and 2, Block A and Lots 1 through 9, Block F may be subject to FF revisions based on a concurrent flood study establishing "pre" and "post" conditions to be reviewed and approved by the City of Highland Village.

**FLOOD STATEMENT**

According to Map No. 48121C0530G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the subject tract lies in an area designated as an unshaded Zone "X" and has been determined to be outside the 0.2% floodplain. This flood statement shall not create liability on the part of the surveyor.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 84°05'18" W	8.99'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	78°28'55"	50.00'	68.49'	S 58°56'53" E	63.26'
C2	64°40'02"	50.00'	56.43'	S 14°53'06" E	53.48'
C3	161°48'29"	50.00'	141.20'	S 50°54'42" W	98.74'

**PRELIMINARY PLAT CERTIFICATE OF APPROVAL**

Approved by the planning and zoning commission this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Name, Title \_\_\_\_\_

Approved by the city council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Name, Title \_\_\_\_\_

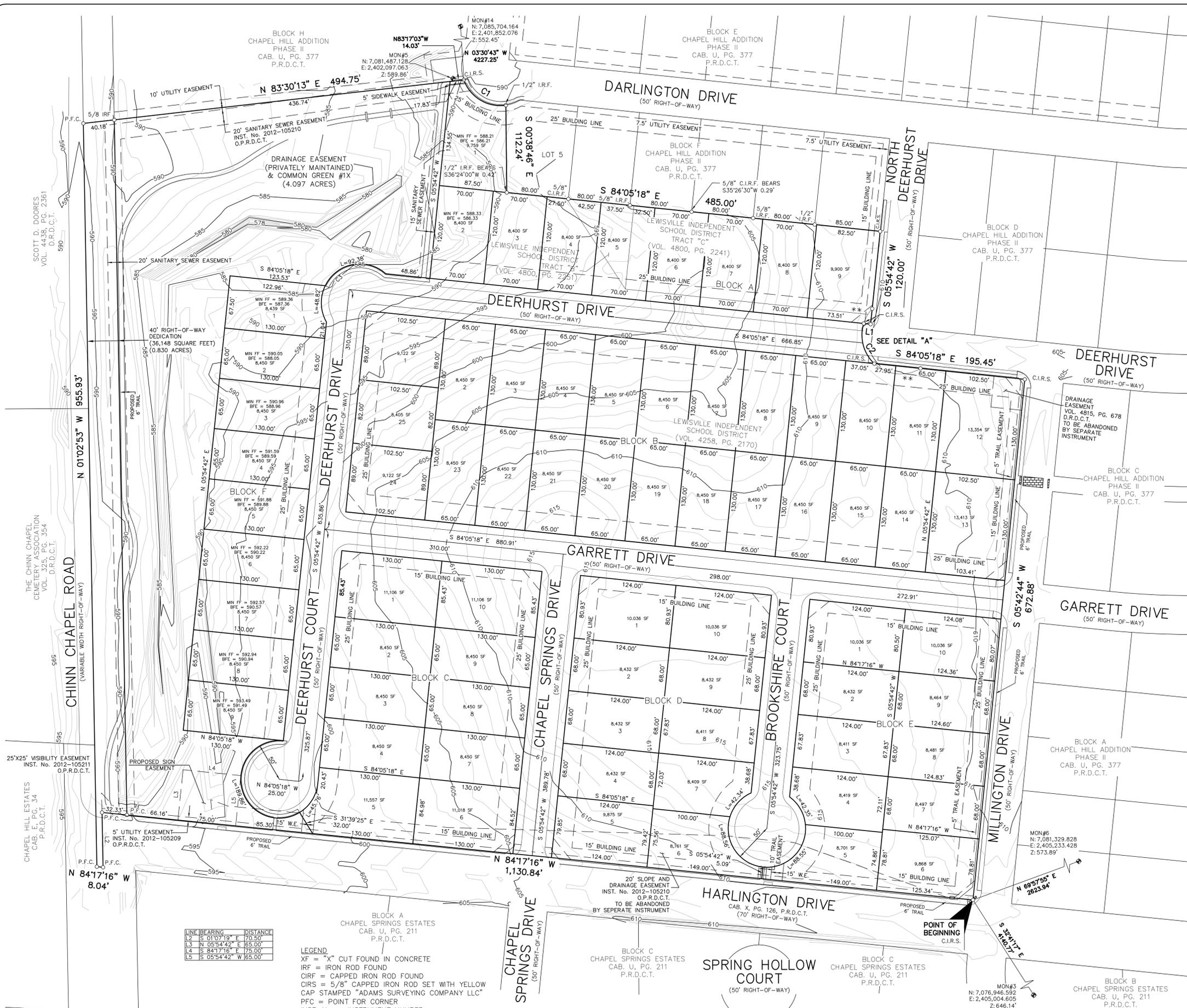
**PRELIMINARY PLAT OF**

**RESERVE AT CHAPEL HILL**  
 LOTS 1-9, BLOCK A, LOTS 1-25, BLOCK B,  
 LOTS 1-10, BLOCK C, LOTS 1-10, BLOCK D,  
 LOTS 1-10, BLOCK E, LOTS 1-9, BLOCK F & #1X

23.383 ACRES – 74 LOTS  
 JAMES EDMONSON SURVEY, ABSTRACT NO. 398  
 CITY OF HIGHLAND VILLAGE, DENTON COUNTY, TEXAS

MARCH 2020

SHEET 1 OF 2



LINE	BEARING	DISTANCE
L2	S 01°07'19" E	70.50'
L3	N 05°54'42" E	65.00'
L4	S 84°17'16" E	175.00'
L5	S 05°54'42" W	65.00'

**LEGEND**

- XF = "X" CUT FOUND IN CONCRETE
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CIRS = 5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC"
- PFC = POINT FOR CORNER
- INST. No. = INSTRUMENT NUMBER
- VOL./CAB./PG. = VOLUME / CABINET / PAGE
- PRDCT= PLAT RECORDS, DENTON COUNTY TEXAS
- DRDCT= DEED RECORDS, DENTON COUNTY TEXAS
- OPRDCT= OFFICIAL PUBLIC RECORDS, DENTON COUNTY TEXAS
- WE = WATER EASEMENT
- SF = SQUARE FEET
- MIN FF = MINIMUM FINISHED FLOOR ELEVATION
- BFE = BASE FLOOD ELEVATION



**OWNER**  
 Lewisville Independent School District  
 1565 W Main Street  
 Lewisville, Texas 75067  
 Contact: Craig Martin  
 Phone: (972) 350-4743

**ENGINEER**  
 Coge Civil Engineering  
 4849 Greenville Avenue, Suite 1460  
 Dallas, Texas 75206  
 Contact: Fred Thaele  
 Phone: (630) 598-0007

**SURVEYOR**  
 Adams Surveying Company, LLC  
 1475 Richardson Drive, Suite 255  
 Richardson, Texas 75080.  
 Contact: Paul Hubert  
 Phone: (469) 317-0250

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS Lewisville Independent School District is the owner of a 23.383 acre tract of land situated in the Edmonson Survey, Abstract Number 398, City of Highland Village, Denton County, Texas, said tract being part of that certain tract of land described in a Special Warranty Deed to Lewisville Independent School District as recorded in Volume 4258, Page 2170, all of that certain tract of land described as "Tract B" in a Special Warranty Deed to Lewisville Independent School District as recorded in Volume 4800, Page 2251, and all of that certain tract of land described as "Tract C" in a Special Warranty Deed to Lewisville Independent School District as recorded in Volume 4800, Page 2241 of the Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "ADAMS SURVEYING COMPANY LLC"(CIRS) set at the intersection of the westerly right-of-way line of Millington Drive (a 50-foot right-of-way) and the northerly right-of-way line of Harlington Drive (a 70-foot right-of-way), same point being the northeast corner of Harlington Drive Right-of-Way, an addition to the City of Highland Village, Texas according to the plat recorded in Cabinet X, Page 126 of the Plat Records, Denton County, Texas;

THENCE North 84 degrees 17 minutes 16 seconds West, along the northerly right-of-way line of said Harlington Drive, a distance of 1,130.84 feet to a point for corner (PFC) at the northwest corner of said Harlington Drive;

THENCE South 01 degree 07 minutes 19 seconds East, along the westerly right-of-way line of said Harlington Drive, a distance of 70.50 feet to a PFC in the southerly line of said Lewisville Independent School District tract (Vol. 4258, Pg. 2170);

THENCE North 84 degrees 17 minutes 16 seconds West, a distance of 8.04 feet to a PFC at the southwest corner of said Lewisville Independent School District tract;

THENCE North 01 degree 02 minutes 53 seconds West, along the west line of said Lewisville Independent School District tract, a distance of 955.93 feet to a PFC at the northwest corner of said Lewisville Independent School District tract;

THENCE North 83 degrees 30 minutes 13 seconds East, south line of Block H of Chapel Hill Addition Phase II, an addition to the City of Highland Village, Texas as recorded in Cabinet U, Page 377 of the Plat Records, Denton County, Texas, passing a 5/8-inch iron rod found for the east corner of said Terminus and for the southwest corner of said Block H at a distance of 40.18 feet, continuing in all for a total distance of 494.75 feet to a CIRS in the southerly right-of-way line of Darlington Drive (a 50-foot right-of-way), same point also being the beginning of a non-tangent curve to the left;

THENCE southeasterly, along the southerly right-of-way line of said Darlington Drive and along said non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 78 degrees 28 minutes 55 seconds, a chord bearing and distance of South 58 degrees 56 minutes 53 seconds East - 63.26 feet, and an arc length of 68.49 feet to a 1/2-inch iron rod found, same point being the northwest corner of Lot 5, Block F of said Chapel Hill Addition Phase II;

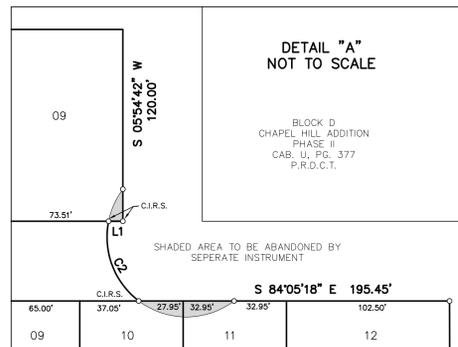
THENCE South 00 degrees 38 minutes 46 seconds East, departing the southerly right-of-way line of said Darlington Drive and along the westerly line of said Lot 5, a distance of 112.24 feet to a point for the southwest corner of said Lot 5, from which a 1/2-inch iron rod found bears South 36 degrees 24 minutes 00 seconds West, at a distance of 0.42 feet;

THENCE South 84 degrees 05 minutes 18 seconds East, along the southerly line of said Block F, a distance of 485.00 feet to a CIRS in the westerly line of Deerhurst Drive (a 50-foot right-of-way);

THENCE along the westerly and northerly right-of-way line of said Deerhurst Drive, the following four (4) calls:

- South 05 degrees 54 minutes 42 seconds West, a distance of 120.00 feet to a CIRS;
- North 84 degrees 05 minutes 18 seconds West, a distance of 8.99 feet to a CIRS, same point being the beginning of a non-tangent curve to the left;
- Southeasterly, along said non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 64 degrees 40 minutes 02 seconds, a chord bearing and distance of South 14 degrees 53 minutes 06 seconds East - 53.49 feet, and an arc length of 56.43 feet to a CIRS;
- South 84 degrees 05 minutes 18 seconds East, a distance of 195.45 feet to a CIRS at the intersection of the southerly right-of-way line of said Deerhurst Drive and the westerly right-of-way line of said Millington Drive;

THENCE South 05 degrees 42 minutes 44 seconds West, along the westerly right-of-way line of said Millington Drive, a distance of 672.88 feet to the POINT OF BEGINNING, and containing 23.383 acres (or 1,018,570 square feet) of land, more or less.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That LEWISVILLE INDEPENDENT SCHOOL DISTRICT, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as RESERVE AT CHAPEL HILL, an addition to the City of Highland Village, Denton County, Texas and do hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.)

The easements shown thereon are hereby dedicated to the Public for the purposes indicated.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Highland Village, Texas.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
Agent

STATE OF §

COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public for and in the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS

THAT I, Paul Hubert, a Registered Professional Land Surveyor, in the State of Texas, do hereby declare that this plat was prepared from an actual and accurate survey made on the ground and that the corner markers shown hereon were found or placed under my direction and supervision in accordance with the Ordinances of the City of Highland Village, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**PRELIMINARY**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

John Truong, R.P.L.S. No. 6514

Adams Surveying Company, LLC.  
TBPELS Firm No. 10177500

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

PRELIMINARY PLAT  
CERTIFICATE OF APPROVAL

Approved by the planning and zoning commission this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Name, Title

Approved by the city council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Name, Title

PRELIMINARY PLAT  
OF

RESERVE AT CHAPEL HILL

LOTS 1-9, BLOCK A, LOTS 1-25, BLOCK B,  
LOTS 1-10, BLOCK C, LOTS 1-10, BLOCK D,  
LOTS 1-10, BLOCK E, LOTS 1-9, BLOCK F & #1X

23.383 ACRES - 74 LOTS  
JAMES EDMONSON SURVEY, ABSTRACT No. 398  
CITY OF HIGHLAND VILLAGE, DENTON COUNTY, TEXAS

MARCH 2020

SHEET 2 OF 2



TBPELS Firm Registration No. 10177500

OWNER  
Lewisville Independent  
School District  
1565 W Main Street  
Lewisville, Texas 75067  
Contact: Craig Martin  
Phone: (972) 350-4743

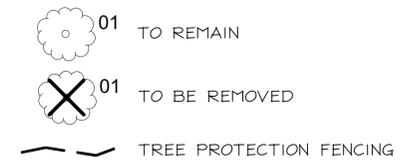
ENGINEER  
Cage Civil Engineering  
4849 Greenville Avenue, Suite 1460  
Dallas, Texas 75206  
Contact: Fred Thaele  
Phone: (630) 598-0007

SURVEYOR  
Adams Surveying Company, LLC  
1475 Richardson Drive, Suite 255  
Richardson, Texas 75080.  
Contact: Paul Hubert  
Phone: (469) 317-0250

**C EXISTING TREE REMOVAL LEGEND**

1.	POST OAK - SPECIMEN	23" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY EASEMENT
2.	POST OAK - SPECIMEN	30" CALIPER	TO BE REMOVED	36' HEIGHT	REMOVED BY ROADWAY
3.	LIVE OAK	7" CALIPER	TO BE REMOVED	10' HEIGHT	REMOVED BY BUILDING PAD
4.	POST OAK	16" CALIPER	TO BE REMOVED	14' HEIGHT	REMOVED BY BUILDING PAD
5.	POST OAK	16" CALIPER	TO BE REMOVED	14' HEIGHT	REMOVED BY BUILDING PAD
6.	LIVE OAK	6" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY GRADING
7.	HACKBERRY	8" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
8.	LIVE OAK	6" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY BUILDING PAD
9.	LIVE OAK	6" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
10.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
11.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
12.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
13.	LIVE OAK	7" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
14.	LIVE OAK	7" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY BUILDING PAD
15.	LIVE OAK	10" CALIPER	TO BE REMOVED	12' HEIGHT	REMOVED BY BUILDING PAD
16.	LIVE OAK	8" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY GRADING
17.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY GRADING
18.	POST OAK	7" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
19.	LIVE OAK	10" CALIPER	TO BE REMOVED	12' HEIGHT	REMOVED BY ROADWAY
20.	LIVE OAK	9" CALIPER	TO BE REMOVED	10' HEIGHT	REMOVED BY ROADWAY
21.	LIVE OAK	18" CALIPER	TO BE REMOVED	16' HEIGHT	REMOVED BY GRADING
22.	LIVE OAK	24" CALIPER	TO BE REMOVED	24' HEIGHT	REMOVED BY BUILDING PAD
23.	LIVE OAK	18" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY ROADWAY
24.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
25.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
26.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
27.	LIVE OAK	9" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
28.	LIVE OAK	7" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY BUILDING PAD
29.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY BUILDING PAD
30.	ELM	30" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY ROADWAY
31.	EASTERN RED CEDAR	8" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
32.	ELM	32" CALIPER	TO BE REMOVED	35' HEIGHT	REMOVED BY ROADWAY
33.	ELM	27" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY ROADWAY
34.	PECAN	16" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY GRADING
35.	EASTERN RED CEDAR	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
36.	EASTERN RED CEDAR	6" CALIPER	TO REMAIN AND PROTECT	6' HEIGHT	REMOVED BY GRADING
37.	EASTERN RED CEDAR	6" CALIPER	TO REMAIN AND PROTECT	6' HEIGHT	REMOVED BY GRADING
38.	ELM	18" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY GRADING
39.	EASTERN RED CEDAR	6" CALIPER	TO BE REMOVED	10' HEIGHT	REMOVED BY GRADING
40.	PECAN	12" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY BUILDING PAD
41.	PECAN	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY BUILDING PAD
42.	ELM	12" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY BUILDING PAD
43.	MESQUITE	10" CALIPER	TO BE REMOVED	12' HEIGHT	REMOVED BY GRADING
44.	ELM	10" CALIPER	TO REMAIN AND PROTECT	23' HEIGHT	REMOVED BY GRADING
45.	ELM	8" CALIPER	TO REMAIN AND PROTECT	31' HEIGHT	REMOVED BY GRADING
46.	ELM	14" CALIPER	TO REMAIN AND PROTECT	33' HEIGHT	REMOVED BY GRADING
47.	ELM	8" CALIPER	TO REMAIN AND PROTECT	23' HEIGHT	REMOVED BY GRADING
48.	ELM	16" CALIPER	TO REMAIN AND PROTECT	33' HEIGHT	REMOVED BY GRADING
49.	ELM	8" CALIPER	TO REMAIN AND PROTECT	32' HEIGHT	REMOVED BY GRADING
50.	ELM	10" CALIPER	TO REMAIN AND PROTECT	31' HEIGHT	REMOVED BY GRADING
51.	ELM	16" CALIPER	TO REMAIN AND PROTECT	31' HEIGHT	REMOVED BY GRADING
52.	OAK	30" CALIPER	TO REMAIN AND PROTECT	40' HEIGHT	REMOVED BY GRADING
53.	ELM	12" CALIPER	TO REMAIN AND PROTECT	42' HEIGHT	REMOVED BY GRADING
54.	OAK	6" CALIPER	TO REMAIN AND PROTECT	21' HEIGHT	REMOVED BY GRADING
55.	ELM	10" CALIPER	TO REMAIN AND PROTECT	36' HEIGHT	REMOVED BY GRADING
56.	ELM	12" CALIPER	TO REMAIN AND PROTECT	30' HEIGHT	REMOVED BY GRADING

**C LEGEND**

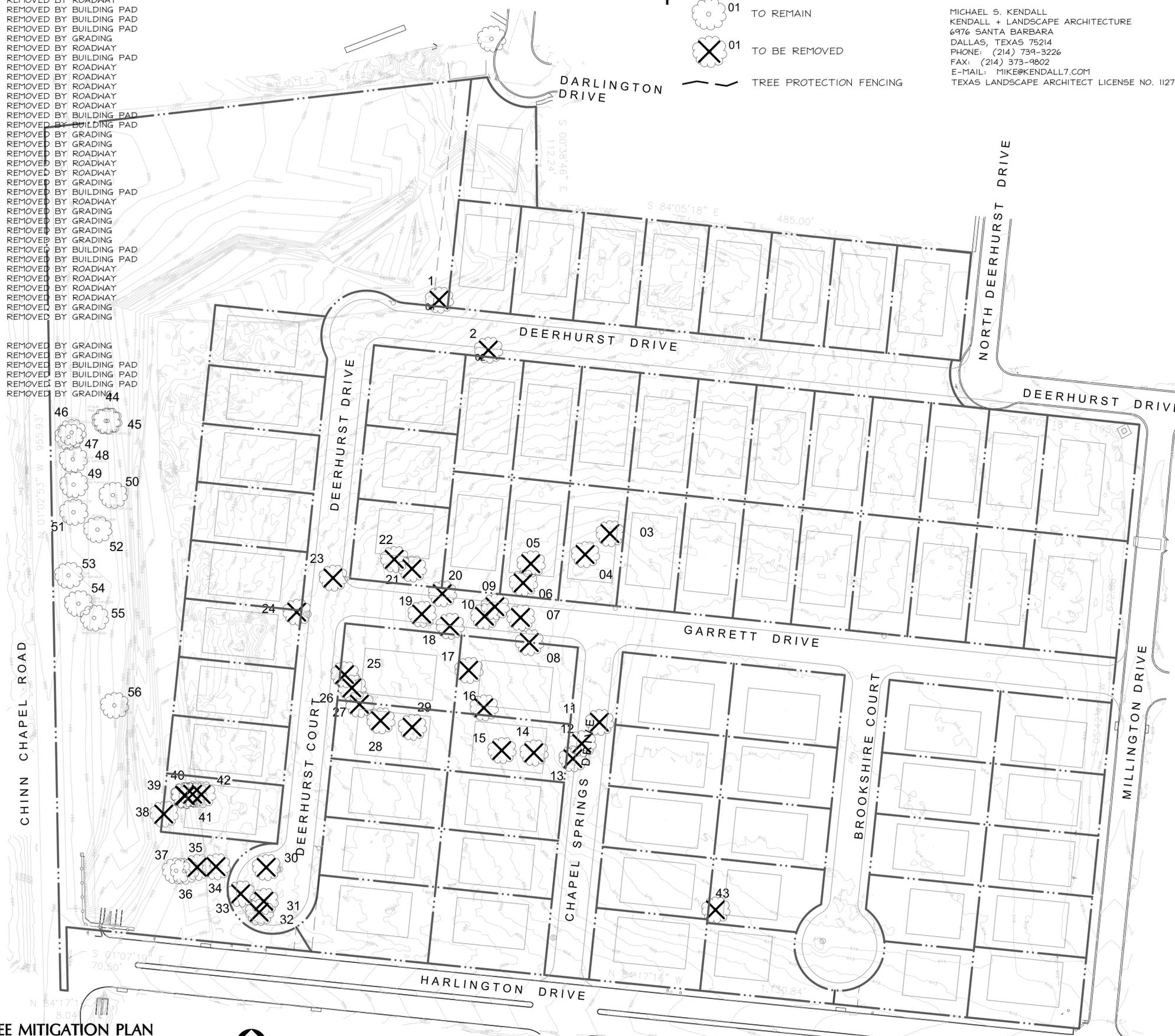


**B PREPARATION GENERAL NOTES**

PLAN PREPARED BY:  
 MICHAEL S. KENDALL  
 KENDALL + LANDSCAPE ARCHITECTURE  
 6976 SANTA BARBARA  
 DALLAS, TEXAS 75214  
 PHONE: (214) 739-3226  
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 TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127



**RESERVE AT  
 CHAPEL HILL  
 2601 HARLINGTON DRIVE  
 HIGHLAND VILLAGE, TEXAS**



**A PRELIMINARY TREE MITIGATION PLAN**

scale: 1" = 60'-0"



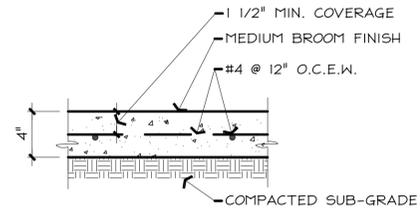
Revisions

REVISION. 1	03.11.2020
REVISION. 2	03.18.2020
REVISION. 3	04.13.2020

Issue Date  
**21 January 2020**

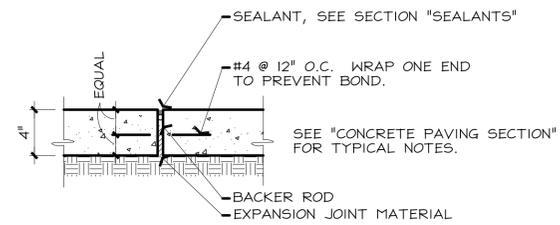
Sheet Name  
**PRELIMINARY TREE MITIGATION PLAN**

Sheet Number  
**L11**



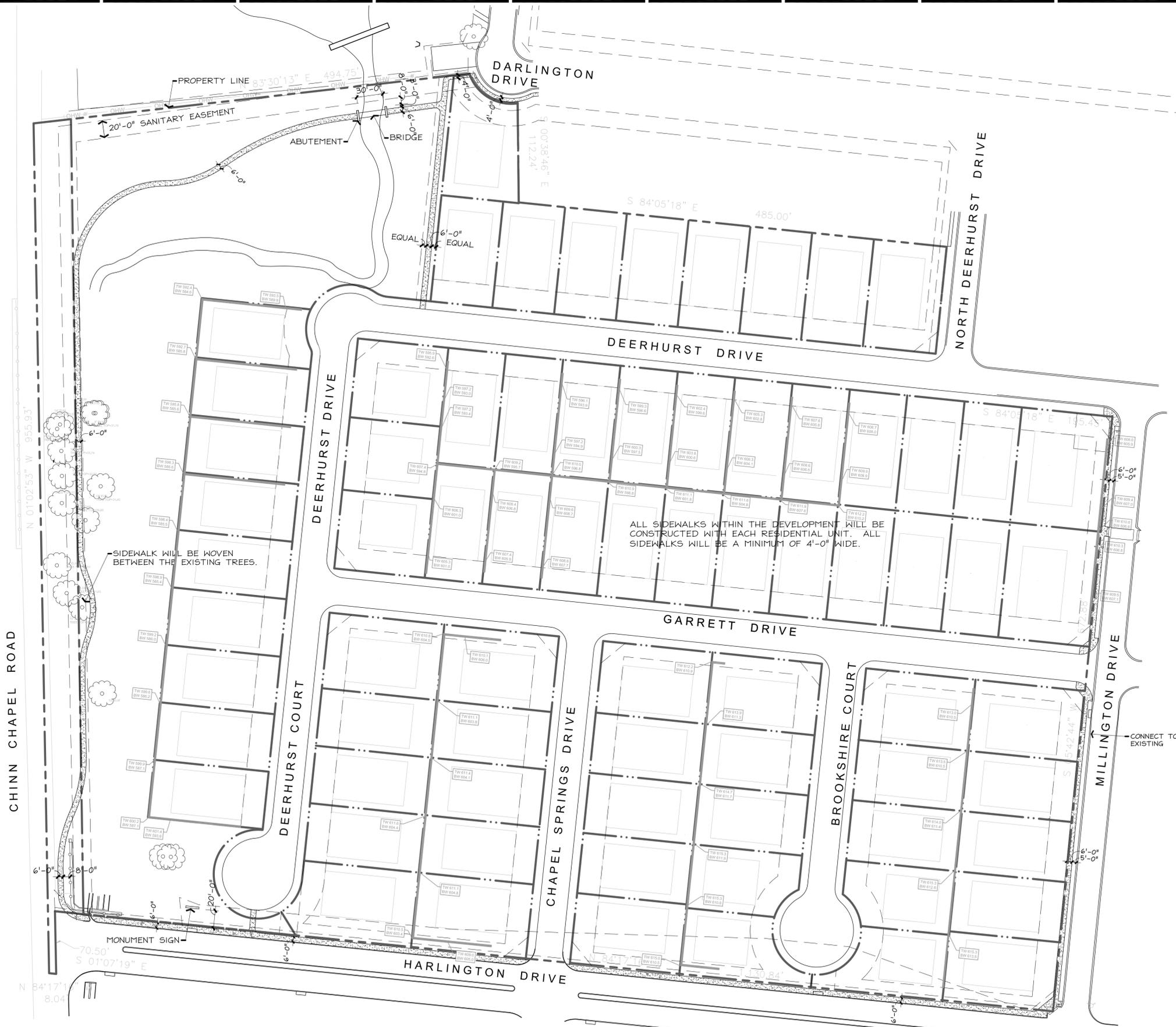
**B CONCRETE SIDEWALK PAVING SECTION**

1 1/2" = 1'-0"



**C SIDEWALK EXPANSION JOINT SECTION**

1 1/2" = 1'-0"



**A SITE PLAN**

scale: 1" = 60'-0"



Revisions

REVISION 1	03.11.2020
REVISION 2	03.18.2020
REVISION 3	04.13.2020

Issue Date  
**21 January 2020**

Sheet Name  
**SITE PLAN**

Sheet Number  
**L2.1**