



# News Release

## CITY MANAGER'S OFFICE

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Contact: Laurie Mullens  
972-899-5131 / 940-597-3721  
lmullens@highlandvillage.org

1000 Highland Village Road  
Highland Village, TX 75077  
www.highlandvillage.org

### ***Highland Village Approves Plat for Ladera Highland Village***

At the March 2 meeting, Council approved several items relating to the Ladera Highland Village development to be located on Chinn Chapel Road. A preliminary plat and a final plat for the development was considered and approved by Council. Ladera Highland Village is a detached residential condominium development on approximately 26.153 acres. The development will be an age restricted, maintenance free, gated residential community with amenities such as walking trails, community pool, gazebos and pavilions, sports court, parks and open space.

Council also approved a resolution authorizing the city manager to enter into an agreement with Integrity Group, the developer of Ladera Highland Village, to waive the payment of park fees relating to the development of linear and neighborhood parks. The Ladera Development is constructing an amenity center with meeting rooms, community pool, gazebos, pavilions and sports court consisting of pickle ball and bocce ball. Ladera is also providing designated open space of 40% or greater of the gross land area of the property which is being used for landscaping and trails around the entire perimeter of the property. Council approved request to waive the fees considering the amenities included in the development and the light impact the residents will have on the City's existing public parks and trail system. The Ladera Development is also completing the final north to south City waterline loop connecting the Castlewood and Chapel Hill subdivision and providing a second potable water source for the subdivision. The City will enter into the agreement to participate in the cost of laying a water line through a bore under the Kansas City and Southern Rail right-of-way adjacent to the Ladera Development. This will provide a completed loop system for an area of Highland Village and will help in water quality and fire protection for two major existing subdivisions in Highland Village.

An update was provided on the recent trip to Austin for Denton County Days. The purpose of the event is for government and business leaders to meet with legislators to familiarize them with the important issues facing Denton County and how they can help us better serve our citizens. Meetings were held with Senator Jane Nelson, Representative Tan Parker and Representative Ron Simmons. Mayor Wilcox, Council and City Manager Michael Leavitt shared the City's Legislative Program with each. The Program focuses on local control and opposing any legislation that would diminish Highland Village's ability to effectively manage its resources and serve its citizens. Of particular interest is a proposed revenue cap bill for city and county entities, excluding school districts. Highland Village is nearly built out with no potential for expansion of city limits to develop new revenue streams. As a primarily residential community, 68% of the city's budget is derived from property tax. A state-wide regulation is not suited to address the diverse makeup of cities in Texas, in other words one size does not fit all. Accountability at the local level will best address the balance of desired services and related costs. Highland Village residents have expressed satisfaction with the level of service received in relation to the amount of taxes paid. Highland Village also requested legislators move to pass a state-wide ban on distracted driving, i.e. texting and hand-held personal electronic device use, to provide uniformity throughout all Texas cities and outline enforcement for public safety officials. Mayor Wilcox, council members and city staff attended Denton County Days.

The [HVTV Update](#) showcased Mayor Wilcox's 2017 State of the City address.

The City Council early work session and regular session is available on HVTV (Spectrum 16; Frontier 43) and via website streaming by searching HVTV. The meetings are also available for on-demand viewing on the city website.