

**MINUTES
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.**

1. Call to Order/Roll Call.

Vice Chairman Dee Leggett called the meeting to order at 3:11 p.m.

Roll Call

Present:	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
	Scott Kriston	Director of Public Works
	Kevin Laughlin	City Attorney
	Kimberlee Huntley	Community Services Assistant

Chairman Stan Lemko did watch the video conference however he was not able to participate in the meeting due to having technical audio issues, therefore Vice Chairman Leggett chaired the meeting.

2. Consider Approval of the Minutes from the Regular meeting of the Planning and Zoning Commission held on January 21, 2020.

Commissioner Angel Robinson made a motion to approve the minutes as written. Commissioner Guy Skinner seconded the motion.

Motion Passed (5-0)

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 Harington Drive and Chinn Chapel Road (The Reserve at Chapel Hill Subdivision).

Community Development Coordinator Autumn Aman stated the Commission would be considering the Preliminary Plat for the "The Reserve at Chapel Hill". She continued it was just the first stage, the Preliminary Plat being the overall expression of the property, the graphic information showing the property boundaries, easements, layout of streets, utilities, and lot sizes and the Commissioners would see it again at Final Plat.

Ms. Aman continued that the piece of property may seem familiar to some since it was brought forward for a Planned Development (PD) amendment in August of 2019 amending the (PD) in

order to establish the proposed subdivision layout. It was recommended at that meeting by the Planning and Zoning Commission to send forward to City Council for approval as presented. City Council did approve the (PD) amendment in September 2019.

Ms. Aman went over some of the features of the Preliminary Plat.

- The property is currently zoned PD-8, SF-8 and would remain PD-8, SF-8. It was the same zoning as Chapel Hill I and II. Chapel Hill II being to the north and east of the said property.
- There are seventy-three (73) Residential lots and one (1) Common area.
- There would be trail connection with the existing Inland trail system to the east and south.
- There would be sidewalks within the development on both sides of the street.
- All trees proposed to be removed are either within the right-of-way, easements, building pad, close proximity to the building foundation, and along with grading and retaining walls that would need to be built, trees would have to be removed in order to develop the property.
- The builder would be responsible for planting two (2) four inch (4") caliper trees in the front yard of each house prior to certificate of occupancy.

City Staff and the City Engineer had reviewed the application thoroughly with respect to drainage, utilities, and the tree plan. Based on staff review, staff was in the opinion the application did comply with the City's subdivision regulations and was therefore considered administratively complete.

Ms. Aman introduced the additional people present online joining in on the meeting.

Dr. Rogers – Superintendent – Lewisville Independent School District (L.I.S.D.), 1565 W. Main St., Lewisville, TX.

Larry Jackson – David Weekley Homes, 3301 N I-35E, Carrollton, TX.

TJ Moore and Login Hostin - ECM Development, 4010-7 North Collins Street, Arlington, TX.

Fred Thaete – Cage Civil Engineering, 4849 Greenville Avenue, #1460, Dallas, TX.

Kevin Laughlin – City Attorney for the City of Highland Village.

Director of Public Works, Scott Kriston addressed the Commission advising why there could not be a connection between Deerhurst Drive and Chinn Chapel Road. He stated Chinn Chapel Road is outside the city right-of-way and all work would have to be coordinated with the Town of Copper Canyon along with constructing a culvert or bridge over the existing channel.

Mr. Kriston continued that the current creek channel is in a Zone "X" according to the current Flood Insurance Rate Map (FIRM) panel. The Federal Emergency Management Agency (FEMA) had deemed the creek channel in a preliminary study to redraw the flood plain into a Zone "A", however, that had not taken place yet and there was no known time to when that might occur. City Ordinance does regulate, therefore the developer had to study and supply a

creek channel model to the City. The City had hired an outside consultant firm to review the study and the study would be on file with the City if needed in the future.

Mr. Kriston stated there would be a stop sign placed at Harlington Drive and Chapel Springs Drive. He also requested the developer do a traffic impact analysis to see if a traffic light was needed at FM 2499. With the developers study along with the study that was performed at the time the property was going to be used for a proposed elementary and middle school, the development would produce less traffic than the schools would have produced, therefore no signal would be warranted at this time.

Dr. Kevin Rogers, 3415 Falken Ct., addressed the Commission stating he has been with L.I.S.D. for thirty-four (34) years and is currently a resident of Highland Village. He continued that he was in support of David Weekley homes with their application. He continued that L.I.S.D. was selling the property along with nine (9) other pieces of property that are no longer needed. L.I.S.D. would be using some of the funds to purchase their own bus fleet other than contracting out for the buses, saving taxpayers money. He concluded with thanking the Planning and Zoning Commission and the City of Highland Village.

Alternate Commissioner Dale Butler questioned the anticipated construction start date along with if they had any concerns if there would be buyers at their price point.

Mr. Jackson responded closing on the property would be in June 2020. It would take approximately nine to ten (9-10) months to develop and anticipated March or April of 2021 to start building homes. He continued that they did not have any concerns with the price point of the homes.

Commissioner Guy Skinner questioned if the price of the homes were going to be comparable with the homes in the area.

Mr. Jackson stated the houses would be in the high four-hundred thousand (\$400,000) to mid-high five-hundred thousand (\$500,000), being one-hundred and sixty to two-hundred dollars a square foot.

Alternate Commissioner Kevin McMahan, while viewing a satellite imagery of the property, inquired about the existing structure that was north of the property, where access would be for the lot next to the existing structure, and the existing sidewalk already built on the said property along Millington Drive.

Mr. Kriston stated the existing structure was the City of Highland Village Lift Station, access to the lot south of the lift station would be off of Darlington Drive and the existing walk was currently trail connection that would be modified.

Vice Chairman Leggett questioned the required trees, stop signs and the lot size.

Ms. Aman stated the trees would come from the City of Highland Village Ordinance, recommended tree list, and the lot size would be a minimum of eighty-four hundred (8400) square feet same as Chapel Hill I and II.

Mr. Kriston clarified there would be a stop sign at on Chapel Springs Drive and Harlington Drive and commented that the intersection of Millington Drive and Harlington Drive would not be a 4-way stop.

Commissioner Robinson made a motion to send the preliminary plat and tree plan forward to City Council as presented for approval. Commissioner Skinner seconded the motion.

Motion Passed (5-0)

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 May 19, 2020.

7. Adjournment.

Meeting adjourned at 3:38 p.m.

Autumn Aman
Community Development Coordinator

Chairman – Stan Lemko
Planning and Zoning