



MINUTES

**PARKS AND RECREATION ADVISORY BOARD
SPECIAL CALLED MEETING
CITY OF HIGHLAND VILLAGE, TEXAS
THURSDAY, FEBRUARY 16, 2017 AT 6:00 PM
HIGHLAND VILLAGE MUNICIPAL COMPLEX
COUNCIL CHAMBERS**

1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS

- 1. Call to Order & Roll Call for Parks and Recreation Advisory Board.**
- 2. Visitors' Comments.** *(Anyone wishing to address the Parks and Recreation Advisory board must complete a Speaker's Request form and return it to the Administrative Assistant. In accordance with the Texas Open Meetings Act, the Parks and Recreation Advisory Board 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. In order to expedite the flow of business and to provide all visitors the opportunity to speak, the Chairperson may impose a three (3) minute limitation on any person addressing the Board.)*
- 3. Consider a Preliminary Plat for 26.153+ Acres in the J. Edmonson Survey, Abstract No. 398 and the G.W Jackson Survey, Abstract No. 1599, to be known as Ladera Highland Village as submitted by G&A Consultants, on behalf of The Integrity Group.**

Public Works Director informed the board an application for review and consideration of the Preliminary Plat, Tree Plan, and Landscape Plan was submitted for Ladera Highland Village.

The approximate total 26.153 acre tract, located on the East side of Chinn Chapel Rd., South of the railroad tracks, directly north of Chapel Hill Estates II, was purchased by The Integrity Group for development of a Detached Residential Condominium Development consisting of 100 dwelling units on one lot. This development will be an age restricted, maintenance free, gated residential community integrated with amenities such as walking trails, community pool, gazebos and pavilions, sports court, parks, and open space.

On July 26, 2016, the City Council approved Ordinance No. 2016-1201, changing the zoning of the property from SF-40 to a Planned Development in order to allow the property to be developed as described above setting forth the standards on how the property shall be developed. City staff and the City's engineer have reviewed the application relating to drainage, utilities, and the tree mitigation plan, landscape plan, and submitted comments back to the applicant. Based on review of the application, City staff is of the opinion the preliminary plat complies with the City's existing regulations.

The site developer explained the need for clear cutting the trees regarding the property. The site has severe flood issues.

Mr. Irwin asked questions about the flooding and topography of the property. Mr. Irwin verbally reviewed the property with the developer referencing trails, fencing, landscaping and the adjacent pond area located in Chapel Hills... Mr. Rush asked if Chapel Hill residents would have access to the trail within the development. The Activity Center and portions of the trail will be completed ahead of time. Mr. Irwin asked if there would be

sidewalks within the development. Mr. Dillon stated there are sidewalks on one side of every street.

Mr. Patz asked for explanation of the tree mitigation plan. The developer stated essentially approximately 440 trees will be added back to the development. Mr. Patz asked Director Cornelius if the plan met the City's requirement. Ms. Cornelius replied it did.

Mr. Irwin motioned to approve the Preliminary Plat Abstract No 1599 as submitted.

Mr. Preddy seconded the motion

Approved 4-0

4. **Consider a Final Plat for 26.153+ Acres in the J. Edmonson Survey, Abstract No. 398 and the G.W Jackson Survey, Abstract No. 1599, to be known as Ladera Highland Village as submitted by G&A Consultants, on behalf of The Integrity Group.**

No discussion of item.

Mr. Irwin motioned to approve the Final Plat Abstract No.1599.

Mr. Preddy seconded the motion.

Approved 4-0

5. **Consider Request from G&A Consultants, on behalf of The Integrity Group, for an abatement of Park Fees associated with the Ladera Highland Village development, and request for payment of any park fees due to be paid at the time of the unit permitting process.**

The Board was provided a letter requesting abatement of Park Fees, Mr. Dillon stated t he development is asking for some relief from the Park fees.

Mr. Irwin reviewed each Park Fee and how it applied to the development.

Linear Park Fee (trail) stated the trail within Ladera is a self contained trail but it would be important for local residents to have access to the trail within the development.

Mr. Irwin stated the Activity Center and Pool satisfies the Neighborhood Park fee.

Mr. Patz asked Mr. Dillon if he feels the improvement and maintenance of the Chapel Hill Pond and trail loop qualifies as a Neighborhood Park. Mr. Dillon stated along with the many green space, benches and pavilions he believe they have met the requirements for neighborhood

The Board agreed the requirements for Community Park fees have not been met.

6. **Discussion on Future Agenda Items (A Board member may inquire about a subject of which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.)**

Next Regular Parks and Recreation Advisory Board meeting is scheduled for February 20, 2017 –cancelled.

March 20, 2017

7. Adjournment