

**MINUTES
REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS
HELD IN THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD
TUESDAY, MAY 19, 2020**

1. Call to Order/Roll Call.

Chairman Stan Lemko called the meeting to order at 6:00 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, 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>.

Roll Call

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

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

Commissioner Guy Skinner made a motion to approve the minutes as written. Vice Chairman Dee Leggett seconded the motion.

Motion Passed (5-0)

3. Review and Consider an application for a Final 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 Final Plat for the "The Reserve at Chapel Hill". She continued stating that the Preliminary Plat was recommended for approval to by the Commission and City Council did approve on April 28, 2020. Ms. Aman went over some of the features of the Final Plat.

- The property is currently zoned PD-8, SF-8 and would remain PD-8, SF-8. It would be 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.

Chairman Lemko commented on the exterior building materials.

TJ Moore stated the exterior would consist of eighty-percent (80%) brick.

Vice Chairman Leggett made a motion to send the Final Plat and tree plan forward to City Council as presented for approval. Commissioner Angelina Robinson 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 June 16, 2020.

7. Adjournment.

Meeting adjourned at 6:09 p.m.

Autumn Aman
Community Development Coordinator

Chairman
Planning and Zoning