

**MINUTES  
REGULAR MEETING OF THE  
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS  
HELD IN THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD  
TUESDAY, JULY 20, 2021**

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

Chairman Guy Skinner called the meeting to order at 7:00 p.m.

**Roll Call**

Present:	Guy Skinner	Chairman
	Denver Kemery	Commissioner
	Dale Butler	Commissioner
	Michael George	Alternate Commissioner
	Jared Christianson	Alternate Commissioner
Absent:	Angelina Robinson	Vice Chairman
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 June 15, 2021.**

Commissioner Denver Kemery made a motion to approve the minutes as written. Commissioner Dale Butler 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 an amendment to the regulations of Planned Development District 2012-1 (PD 2012-1) relating to the development and use of property described as The District at Highland Village located at the northwest corner of the intersection of Briarhill Blvd. and FM 407.**

Community Development Coordinator Autumn Aman stated an application requesting to amend the current Planned Development (PD) Ordinance as it relates to the exterior paint colors was received from Zack Montana, one of the new owners of The District.

Ms. Aman stated they were not requesting any other changes, just seeking approval of a new color pallet since the current ordinance states what colors shall be used. She continued public hearings are required for a (PD) amendment, notices had been mailed to everyone within two-

hundred foot (200') of the properties and from those notices the City had not received any inquiries on the request.

Mr. Zack Montana, 8508 Silver Leaf, Lantana, TX, stated he is a Managing Partner of Boulder Peak Capital, who now owns The District. He continued with a brief presentation on what they were trying to accomplish.

He stated their objectives were the following:

- To create a fresh and prestigious destination for the Highland Village community while maintaining a friendly and welcoming atmosphere for the families living at the property
- Establish a memorable personality that attracts new tenants while assisting on-site tenants with their brand recognition.
- Differentiate the retail and office component of the property from the residential side to assist with drive-by and internet traffic.

Their plan of action was the following:

- Partner with Tommy Dodd of Dodd Creative to perform a comprehensive market study.
  - Identify market trends and branding ideas.
  - Prepare a comprehensive master plan to achieve the objectives.
- Partner with Heather Brown of True Interiors to assist Dodd Creative with the rebranding effort.
  - Confirm all design aspects of the interior and exterior meet the objectives.
  - Confirm design aspects are congruent with the local community while creating a unique sense of place and increased branding opportunities for the commercial tenants.

The Commissioners and Mr. Montana discussed the request as it pertained to the color pallet, time line of painting, renaming of The District to Bowery Park, specifics on what areas would and would not be painted, and if they would have to do a (PD) amendment again if they chose to paint again in approximate five (5) years.

Ms. Aman responded on the repainting stating if they chose to change paint colors again, Section 1, paragraph A, Section 3 of the draft ordinance to be considered had verbiage stating exterior colors may be revised from time to time upon approval of a resolution or motion by City Council, therefore it would not have to be presented to the Planning and Zoning Commission.

Chairman Skinner opened the Public Hearing at 7:12 p.m.

There were no speakers for the Public Hearing.

Chairman Skinner closed the Public Hearing at 7:12 p.m.

A motion was made by Alternate Commissioner Michael George to recommend approval to City Council the draft ordinance as presented. Commissioner Kemery seconded the motion.

**Motion Passed (5-0)**

**5. 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 August 17, 2021.

**6. Adjournment.**

Meeting adjourned at 7:16 p.m.

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Autumn Aman  
Community Development Coordinator

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Guy Skinner - Chairman  
Planning and Zoning