



**MEETING MINUTES OF THE
SPECIAL JOINT WORKSHOP OF THE
HIGHLAND VILLAGE CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
HIGHLAND VILLAGE MUNICIPAL COMPLEX
1000 HIGHLAND VILLAGE ROAD
TUESDAY, FEBRUARY 8, 2022**

Convene Meeting in Open Session

The Highland Village City Council and the Planning and Zoning Commission met in a special joint workshop on the 8th day of February, 2022.

1. Call Meeting to Order – City Council

Mayor Charlotte J. Wilcox called the meeting to order at 6:00 p.m.

Roll Call

Present:	Charlotte J. Wilcox	Mayor
	Jon Kixmiller	Councilmember
	Michael Lombardo	Mayor Pro Tem
	Barbara Fleming	Deputy Mayor Pro Tem
	Tom Heslep	Councilmember
	Robert A. Fiester	Councilmember
	Daniel Jaworski	Councilmember

Staff Members:	Paul Stevens	City Manager
	Ken Heerman	Assistant City Manager
	Kevin Laughlin	City Attorney
	Angela Miller	City Secretary
	Laurie Mullens	Marketing & Communications Director
	Andrew Boyd	Media Specialist

2. Call Meeting to Order – Planning and Zoning Commission

Chair Guy Skinner called the meeting to order at 6:00 p.m.

Roll Call

Present:	Guy Skinner	Chairman
	Jared Christianson	Commissioner
	Dale Butler	Commissioner
	Denver Kemery	Vice Chairman
	Michael George	Commissioner

Brent Myers
Cindy Richter

Alternate Commissioner
Alternate Commissioner

Staff Members:

Scott Kriston
Autumn Aman

Public Works Director
Community Development Coordinator

3. Receive a Presentation and Discuss Possible Development of Property located at 102 Barnett Boulevard

City Manager Paul Stevens reported the City is in the process of updating the Comprehensive Plan, Thoroughfare Plan, Park and Recreation Master Plan, Hike and Bike Trail Master Plan and also creating a FM 407 Corridor Plan. With the Comprehensive Plan update, Mr. Stevens voiced the importance of looking closely at the vacant tracts of property (78 acres total) available within the city and determining what the best use would be by considering the overall addition to the quality of life for the residents, tax base growth and potential sales tax.

Mr. Stevens added that preference would be for potential developers to wait until the comprehensive plan update is completed, but understands some developers wish to move forward with certain projects. He reported that the possible development being presented would require a zoning change, whereby notices would be sent to the property owners located within 200' of the project, public hearings conducted and meetings of the Planning and Zoning Commission and the City Council being held. Mr. Stevens reminded everyone that tonight's presentation was for informational purposes only.

Mr. Dusty Broadway of Broadway Builders presented Whitestone Village, a development consisting of sixty-five (65) new townhomes located on Barnett Boulevard. Findings of a location analysis were shown, indicating the development would be within walking proximity or within a short drive to local restaurants, retail, grocery, and schools. Mr. Broadway presented a site plan that included additional parking, exterior lighting, landscaping, central mailbox location(s) and a retaining wall located along the west side. Mr. Broadway added there may possibly be an additional retaining wall located along the north side near the elementary school.

Mr. Broadway reported the existing homes located west of the townhomes were taken into account when considering traffic, privacy, placement of and number of townhomes within the development. A six foot (6') retaining wall with a wood fence on top is proposed along the west side of the development. The townhomes that back up to the existing homes have been designed to provide privacy for the neighbors as there will be no windows upstairs facing into the backyards.

The townhomes would range from 1,802 to 2,190 square feet, with 3 bedrooms (all located upstairs), 2.5 bath and 2-car garage options with front or rear entries. Mr. Broadway provided an exterior finish board that shows black exterior fixtures with a white painted brick exterior finish. He further added it would be a full brick masonry project with hardie board on the fascia only. The price point would be approximately \$400,000 per townhome and there would be an HOA.

Concerns raised during the meeting included increased traffic during school drop off / pick up times and availability of additional parking since there are no driveways. A meeting with the neighboring homeowners was suggested to Mr. Broadway.

4. Adjournment – City Council

Mayor Wilcox adjourned the meeting at 6:57 p.m.

Charlotte J. Wilcox, Mayor

ATTEST:

Angela Miller, City Secretary

5. Adjournment – Planning and Zoning Commission

Chairman Skinner adjourned the meeting at 6:57 p.m.

Guy Skinner, Chair

ATTEST:

Autumn Aman, Community Development Coordinator