



AGENDA

**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF HIGHLAND VILLAGE, TEXAS
TUESDAY, MARCH 15, 2022, 7:00 PM
HIGHLAND VILLAGE MUNICIPAL COMPLEX
CITY COUNCIL CHAMBERS
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS**

**OPEN SESSION
(City Council Chambers – 7:00 P.M.)**

1. **Call to Order/ Roll Call.**
2. **Consider Approval of the Minutes from the Special Joint Workshop of the Planning and Zoning and City Council held on February 8, 2022.**
3. **Consider Approval of the Minutes from the Regular meeting of the Planning and Zoning Commission held on February 15, 2022.**
4. **Visitor's Comments.**
(Anyone wishing to address the Planning and Zoning Commission must complete a Speakers' Request form and return it to City Staff. In accordance with the Texas Open Meetings Act, the Commission 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.)
5. **Conduct Public Hearing and Review and Consider an application for an amendment to the developer 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.**
6. **Receive Status Report on Various Projects.**
 - **Future P&Z Meetings**
7. **Adjournment.**
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed.

I HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE PUBLIC BULLETIN BOARD AT THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, ON MARCH 11, 2022 NOT LATER THAN 5:00 P.M.

Autumn Aman
Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 899-5132 or Fax (972) 317-0237 for additional information.

Removed from posting on the _____ day of _____, 2022 at _____ by _____ at _____.

**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 | Alternate Commissioner |
| | Cindy Richter | Alternate Commissioner |
| Staff Members: | Scott Kriston | Public Works Director |
| | Autumn Aman | 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

DRAFT MINUTES
REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS
HELD IN THE MINICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD
TUESDAY, FEBRUARY 15, 2022

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 | Vice Chairman |
| | Michael George | Commissioner |
| | Jared Christianson | Commissioner |
| | Brent Myers | Alternate Commissioner |
| | Cindy Richter | Alternate Commissioner |

| | | |
|---------|-------------|--------------|
| Absent: | Dale Butler | Commissioner |
|---------|-------------|--------------|

| | | |
|----------------|-------------------|-----------------------------------|
| Staff Members: | Autumn Aman | Community Development Coordinator |
| | Kimberlie Huntley | Community Services Assistant |

2. Consider Approval of the Minutes from the Regular meeting of the Planning and Zoning Commission held on January 18, 2022.

Commissioner Jared Christianson made a motion to approve the minutes as written. Commissioner Michael George seconded the motion.

Motion Passed (5-0)

3. Visitor Comments.

There were no visitor comments.

4. Review and Consider an application for a Site Plan for the property described as Lot 1, Block A, Highland Village Town Center, Section One, located at 2270 Justin Road.

Community Development Coordinator Autumn Aman stated the City had received a site plan to construct a building of approximate two thousand, five hundred and fifty-three (2,553) square foot for H Tea O. The site would be located in the Highland Village Town Center which is currently owned by Brixmor properties. She stated H Tea O had entered into a ground lease agreement with Brixmor to build their building on the site. Ms. Aman continued that the property is currently zoned Retail, it would have a drive-thru use, signage on the site would be regulated by ordinance, and they would be required to build a sidewalk along FM 407.

Ms. Aman brought to the Commissioners attention that there would be a need for a revision to the Landscape Plans, L1.01 and L1.02, that they had received in their packets. Per ordinance trees are required at the end of each parking row within islands or medians. The

applicant originally had shown crepe myrtles trees within (3) medians, however, through revisions of the landscape plans, the trees were removed. The (3) crepe myrtle trees would need to be placed back within the medians.

Mr. Brandon Brotherton, 2112 Stonegate, Denton, TX owner of H Tea O, gave an overview of the business.

Commissioner George questioned the court yard area, if it would be for public use.

Mr. Timothy Rose, Rose-Villacorte Architecture LLC, 480 N. Sam Houston Pkwy. E, #110, Houston, TX stated the enclosed court yard would be for employees only and used as a storage area for dry goods.

Chairman Skinner questioned the drive-thru flow for the site.

Mr. Rose stated the traffic is controlled by creating a one-way. They train the public how to get in and out of the site.

Chairman Skinner questioned if the proposed drive-thru pattern would cause any issues, would traffic be able to get off of FM 407 and into the site quickly. He stated he would not want to see another back-up onto FM 407.

Mr. Rose stated they do not want any back-ups, everyone has to get onto the site, and they developed a way by starting a second lane if needed through their busiest time, which is between 2:00 and 4:00 p.m. He continued that they are very concerned about stacking at every site and the site is more generous for proper stacking than other sites he had worked with.

Vice Chairman Kemery questioned how long from time of order to time of receiving tea.

Mr. Rose responded forty (40) seconds from time of order to pick up.

Chairman Skinner questioned operating hours.

Mr. Brotherton stated 9:00 a.m. to 8:00 p.m.

Alternate Commissioner Brent Myers questioned the percentage of drive-thru customers versus walk-in traffic.

Mr. Brotherton stated prior to Covid19, the percentage was fifty, fifty (50/50) and currently now the percentage was seventy-five, twenty-five (75/25).

Commissioner Christianson questioned the height of building.

Mr. Rose stated it would be twenty-one (21) feet which was typical for all H Tea O stores. The design of the building is corporate driven because they want the corporate branding. He stated the building is one of the nicer H Tea O buildings. They had dressed it up to meet Highland Village requirements.

Vice Chairman Kemery questioned the color of the building in relation to Painted Tree.

Alternate Commissioner Cindy Richter responded it appeared to be a soft creamy taupe and a darker taupe.

Vice Chairman Kemery commented that two thousand, five hundred (2500) square feet seemed to be a large building for seventeen (17) flavors of tea.

Mr. Rose responded they would have twenty-six (26) flavors total. He stated the average square footage of most stores are two thousand, three hundred (2300) to two thousand, six hundred (2600) square foot.

Alternate Commissioner Richter questioned if you could see the tea being brewed.

Mr. Rose responded yes.

Commissioner Christianson questioned the building and the ground lease as it relates to the property being divided.

Community Development Coordinator Aman stated if the property was to be sold to H Tea O, the property would have to be replatted, and they could not sell it by metes and bounds.

Alternate Commissioner Richter questioned the proposed sod and trees within the existing asphalt areas.

Mr. Rose stated they would be removing some of the asphalt on the site.

Commissioner Christianson made a motion to approve sending the site plan forward to City Council for approval with revisions made to the Landscape plans L1.01 and L1.02, placing the three (3) crepe myrtle trees back within the medians prior to the site plan going forward to City Council. Alternate Commissioner Myers 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 scheduled meeting would be held on March 15, 2022.

6. Adjournment.

Meeting adjourned at 7:30 p.m.

Autumn Aman
Community Development Coordinator

Guy Skinner – Chairman
Planning and Zoning

CITY OF HIGHLAND VILLAGE
PLANNING AND ZONING

AGENDA# 5

MEETING DATE: March 15, 2022

SUBJECT: Conduct Public Hearing and Review and Consider an application for an amendment to the development regulations of Planned Development District 2012-1 (PD 2012-1) relating to the development and use of property described as The District of Highland Village, now known as Bowery Park, located at the northwest corner of the intersection of Briarhill Blvd. and FM 407.

PREPARED BY: Autumn Aman, Community Development Coordinator

BACKGROUND

An application was received for review and consideration requesting an amendment to the development regulations of the Planned Development No. 2012-1 (formerly known as “The District” but now known as “Bowery Park”) relating to wall and window signage, adding an additional multi-tenant monument sign, relocation of two (2) dumpsters, utilizing the Building VII site for additional parking until time that Building VII would be constructed, and Building II, Live/Work units, giving the property owner the option to finish out the units to become residential without the required office space.

The proposed text amendments to the PD 2012-1 regulations are as follows:

A. *Revise definition of “Live/Work Units”:* The applicant proposes to revise the definition of “Live/Work Units” to read as follows:

“Live/Work Units” shall mean units designed for Residential Use by one family and may also include areas for Retail and/or Office Uses.

The addition of the word “may” in the definition removes any obligation to develop such units with and retail and/or office use along with the residential use. Consequently, such units can be used solely as multi-family units.

B. Amend Paragraph (2)(a) of Section 2.D, Paragraph (2)(a) to read as follows:

(2) Building II:

- (a) First Floor: Retail, Office, and Live/Work Units (not to exceed seven (7) Live/Work Units). If the Live/Work Units shall contain **Retail/Office space, they shall contain** not less than 325 square feet of Retail/Office space facing and opening onto Main Street.

This amendment, combined with the amendment to the definition of “Live/Work Units,” will allow the Live/Work Units developed on the first floor of Building II will be allowed to develop as apartments with no obligation to develop any first floor accessible retail or office use within the unit.

C. Amend the fourth paragraph of Section VI “Monument Signs” of Exhibit “E, Section VI to read as follows:

~~Two~~**Three** (23) large multi-tenant signs will be permitted as shown on Exhibit A-3. The large multi-tenant signs will not exceed 17'-0" in height and 163 square feet in area as shown on Exhibit C.

The impact of this amendment will add one additional multi-tenant sign located along FM 407 as shown on the revise site plan.

D. Amend the first paragraph of Section VIII "Wall Building Signs" of Exhibit "E" to read as follows:

Current Language:

Each tenant will be allowed one attached wall building sign per tenant space per street frontage including FM 407 and Main Street of, as shown on Exhibits E & F (Buildings C, I, II, IV & VII). Signage will be permitted on awnings and canopies as shown on Exhibit H, for the purpose of this development. All wall building mounted signs are not to exceed 30" in height, with exception to Exhibit M-2 and existing Dr Pepper sign located on the wall at main entrance west of building C.

Proposed Language:

Each tenant will be allowed no more than one (1) attached wall building sign per tenant space subject to the following:

(1) Tenant spaces located within Buildings C, I, II, IV and VII that have a public entrance facing both FM 407 and Main Street may have a wall sign at each entrance;

(2) Tenant spaces with more than one entrance on the same side of a building may have a wall sign at each entrance provided such wall signs are not less than ten feet (10') apart;

(3) Signs are permitted on awnings and canopies as shown on Exhibit E-9; and

(4) Except as shown on Exhibits E-3, E-5, E-6, and E-7, wall building mounted signs shall not exceed thirty inches (30") in height.

The above amendment will (i) clarify the right to have a wall sign on each public entrance to a tenant space where the tenant space has a public entrance on each side of the building; (ii) allow for the first time more than one wall sign per tenant if the tenant has more than one entrance on the same side of the building, subject to a 10-foot separation between signs; and (iii) allow signs identified on Exhibits E-3, E-5, E-6, and E-7 (amended by this ordinance) to have a height of greater than 30 inches.

E. Retitle and amend Section IX "Under Canopy Signage" of Exhibit "E" is to read as follows:

IX. UNDER CANOPY SIGNAGE~~BLADE SIGNS:~~

Each tenant will be allowed **No more than one (1) two-sided blade sign with sign faces not exceeding six (6) square feet in area may be installed per**

tenant space not less than eight feet (8.0') nor higher than fourteen feet (14.0') above grade as shown on Exhibit "G." under their canopy. Blade signs will be allowed to be two sided. Each blade sign will be no more than six square feet in total area on each side and have Such blade signs shall be attached to the building with a decorative metal support and frame, to be professionally prepared and approved by the landlord. Logos will be allowed on blade signs. The signs will not be lower than eight (8) feet, as shown on Exhibit G.

The above amendment removes the requirement that blade signs be located under a canopy. However, the amendment adds a restriction to keep blade signs below 14 feet above grade.

F. Amend Section 2.J. "Parking" by adding the following sentence:

The portion of the Property to be developed with Building 7 as shown on the Concept and Development Plan may be developed and used for parking until such time that Building 7 is constructed.

Presently, there is an area on the PD Concept Plan located on the east portion of the property that identifies a "Building 7" that was discussed at one time as a possible future stand-alone restaurant pad site. However, there is no obligation for that property to be developed for that purpose. The applicant has requested the above language that allows the Building 7 property to be used for parking until that portion of the property is developed with a building, if it ever is so developed.

G. Amend Exhibits "B-1", "D", "E-3", "E-5", "E-6" and "E-7" to Ordinance No. 2012-1132.

The exhibits identified above (which are enclosed with this briefing) are revised to show changes in the locations of dumpster enclosures, the location of the additional multi-tenant sign, the locations and changes in dimensions to wall signs, and add the note allowing the Building 7 location to be used for parking.

IDENTIFIED NEED/S:

Public hearings are required at both Planning and Zoning and City Council. All public hearing notifications requirements have been met.

OPTIONS & RESULTS:

Options are to recommend to the City Council that the application be (1) approved as submitted, (2) approved with modifications, or (3) deny the request. The Commission may also postpone any action in order to receive any additional information which it requests be presented.

PROGRESS TO DATE: (if appropriate)

As of this date of preparation of this briefing, March 10, 2022, staff has not received any calls or emails inquiring on this request.

BUDGETARY IMPACT/ORDINANCE CHANGE: (if appropriate)

An amendment to the Ordinance is required. A copy of the draft ordinance prepared by the City Attorney is attached.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission review and forward a recommendation to City Council.

ORDINANCE NO. 2022_____

AN ORDINANCE OF THE CITY OF HIGHLAND VILLAGE, TEXAS, DENTON COUNTY, TEXAS, AMENDING THE HIGHLAND VILLAGE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY AMENDING THE DEVELOPMENT AND USE REGULATIONS OF PLANNED DEVELOPMENT NO. 2012-1 (PD 2012-1) FOR RETAIL, OFFICE, AND RESIDENTIAL USES, AS PREVIOUSLY AMENDED, RELATING TO THE SIGNAGE CRITERIA, LIVE/WORK UNITS, DUMPSTER LOCATIONS AND ADDITIONAL PARKING, PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Highland Village, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Highland Village, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have conclude that the Comprehensive Zoning Ordinance and Zoning District Map of the City of Highland Village, Texas, as previously amended, should be further amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance (“CZO”) and the Zoning Map of the City of Highland Village, Denton County, Texas, as previously amended, be further by amending the development and use regulations of Planned Development No. 2012-1 (PD-2012-1), as enacted by Ordinance No. 2012-1132 and amended by Ordinance No. 2021-1285 (collectively, the “PD-2012-1 Regulations”), as follows:

A. The definition of “Live/Work Units” as set forth in Paragraph (2) of Section 2.B. is amended to read as follows:

(2) “Live/Work Units” shall mean units designed for Residential Use by one family and may also include areas for Retail and/or Office Uses.

B. Paragraph (2)(a) of Section 2.D is amended to read as follows:

(a) First Floor: Retail, Office, and Live/Work Units (not to exceed seven (7) Live/Work Units). If the Live/Work Units contain Retail/Office space, they shall contain not less than 325 square feet of Retail/Office space facing and opening onto Main Street.

C. The fourth paragraph of Section VI “Monument Signs” of Exhibit “E, Section VI, is amended to read as follows:

Three (3) large multi-tenant signs will be permitted as shown on Exhibit “D”. The large multi-tenant signs will not exceed 17’0 in height

and 163 square feet in area as shown on Exhibit E-2.

- D. The first paragraph of Section VIII “Wall Building Signs” of Exhibit “E” is amended to read as follows:

Each tenant will be allowed no more than one (1) attached wall building sign per tenant space subject to the following:

- (1) Tenant spaces located within Buildings C, I, II, IV and VII that have a public entrance facing both FM 407 and Main Street may have a wall sign at each entrance;
- (2) Tenant spaces with more than one entrance on the same side of a building may have a wall sign at each entrance provided such signs are not less than ten feet (10’) apart;
- (3) Signs are permitted on awnings and canopies as shown on Exhibit E-9; and
- (4) Except as shown on Exhibits E-3, E-5, E-6, and E-7, wall building mounted signs shall not exceed thirty inches (30”) in height.

- E. Section IX “Under Canopy Signage” of Exhibit “E” is retitled and amended to read as follows:

IX. BLADE SIGNS

No more than one (1) two-sided blade sign with sign faces not exceeding six (6) square feet in area may be installed per tenant space not less than eight feet (8.0’) nor higher than fourteen feet (14.0’) above grade as shown on Exhibit “G”. Such blade signs shall be attached to the building with a decorative metal support and frame. Logos are allowed on blade signs.

- F. Section 2.J. “Parking” is amended by adding the following sentence:

The portion of the Property to be developed with Building 7 as shown on the Concept and Development Plan may be developed and used for parking until such time that Building 7 is constructed.

- G. Exhibits “B-1”, “D”, “E-3”, “E-5”, “E-6” and “E-7” to Ordinance No. 2012-1132, as amended, are amended and replaced by Exhibits “B-1”, “D”, “E-3”, “E-5”, “E-6” and “E-7” attached hereto and incorporated herein by reference.

SECTION 2. All ordinances of the City of Highland Village related to the use and development of the Property heretofore adopted and in effect upon the effective date of this Ordinance are and shall remain in full force and effect except to the extent amended by this Ordinance or to the extent there is an irreconcilable conflict between the provisions of said other ordinance and the provisions of this Ordinance, in which case the provisions of this Ordinance shall be controlling.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the

remaining portions of said Ordinance or the Comprehensive Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Comprehensive Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage on Second Reading and publication of the caption in accordance with the provisions of the Charter of the City of Highland Village, and it is accordingly so ordained.

FIRST READ ON THE ____ DAY OF _____, 2022, BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, ON SECOND READING ON THIS THE _____ DAY OF _____, 2022.

APPROVED:

Charlotte J. Wilcox, Mayor

ATTEST:

Angela Miller, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Kevin B. Laughlin, City Attorney
(kbl:3/10/2022:128309)

**Ordinance No. 2022-
Exhibit E-3 –Signage Criteria (revised)**

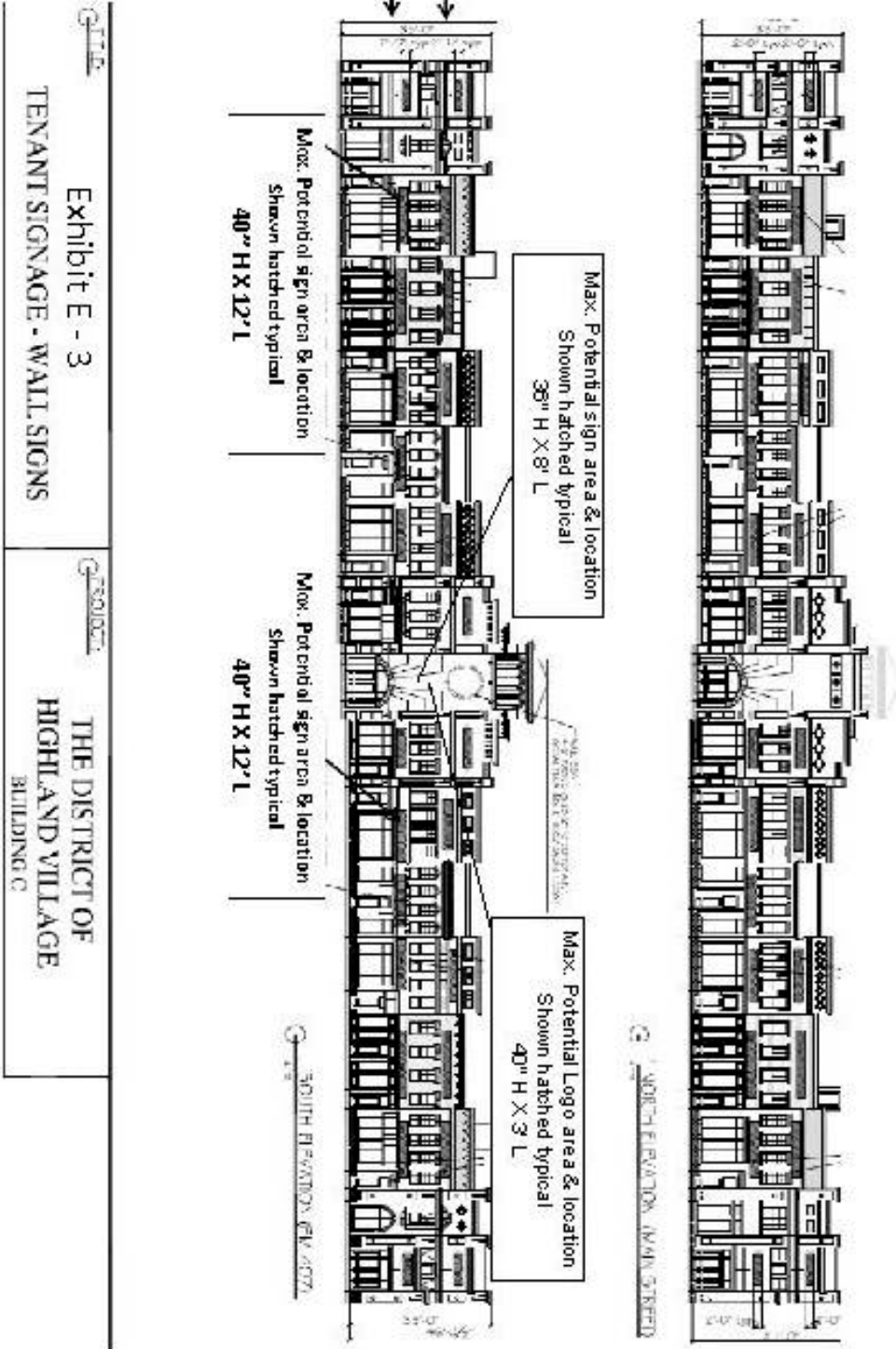


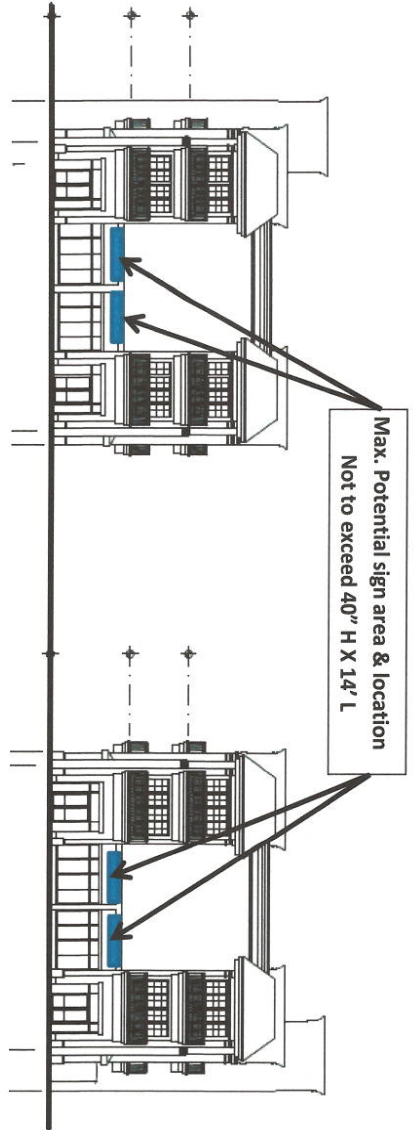
Exhibit E - 3

TENANT SIGNAGE - WALL SIGNS

THE DISTRICT OF
HIGHLAND VILLAGE

BUILDING C

Ordinance No. 2022-
Exhibit E-5 –Signage Criteria (revised)



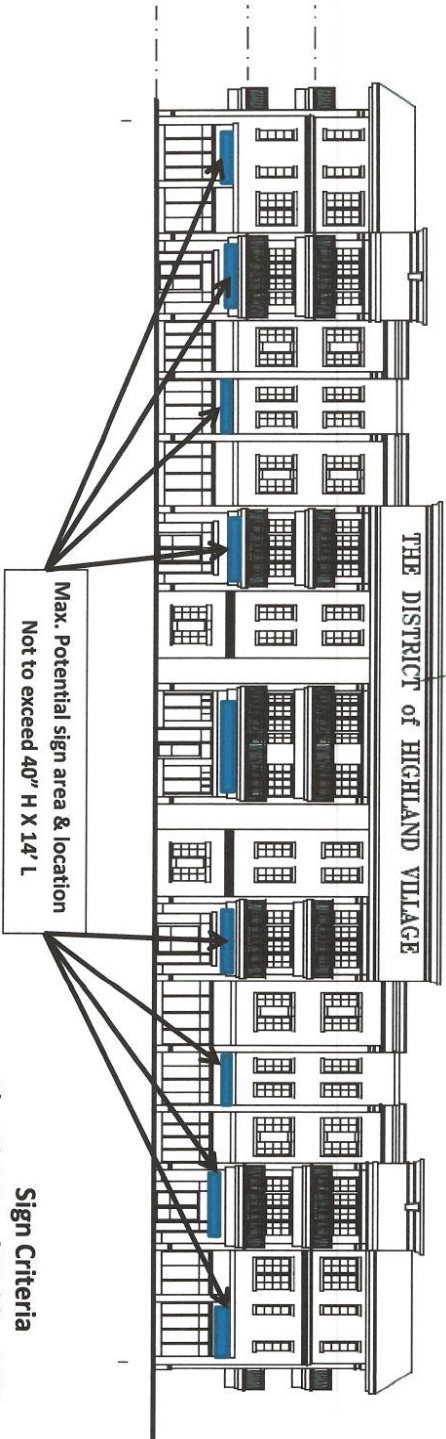
BLDG. I WEST ELEV.

SCALE: 1/32" = 1'-0"

42" Inscripted recessed
lettering

BLDG. I EAST ELEV.

SCALE: 1/32" = 1'-0"



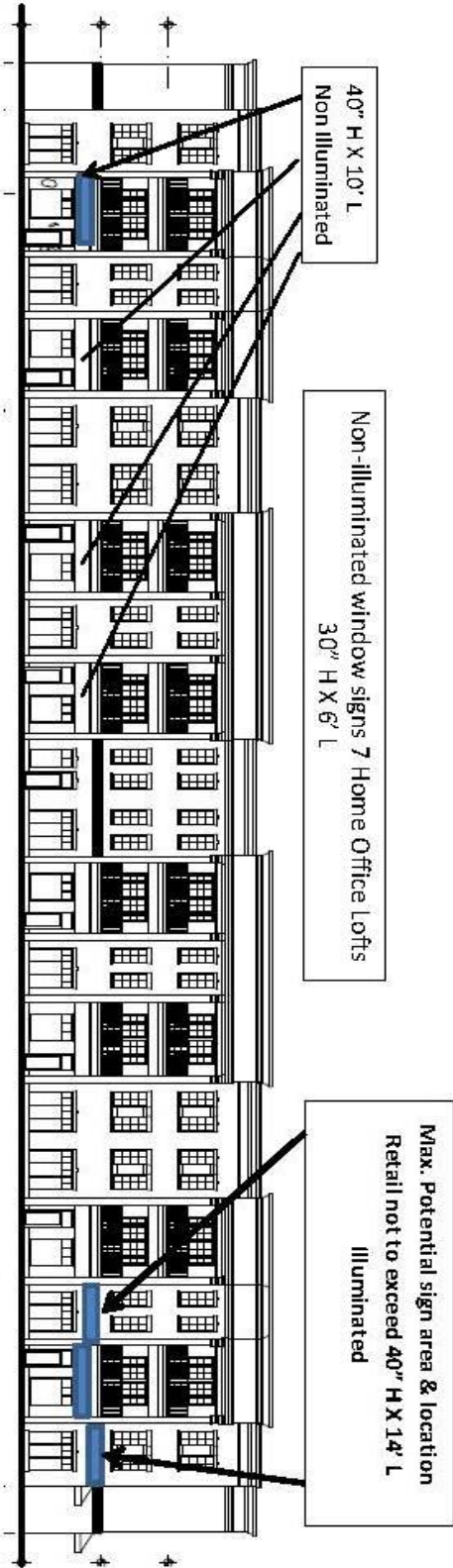
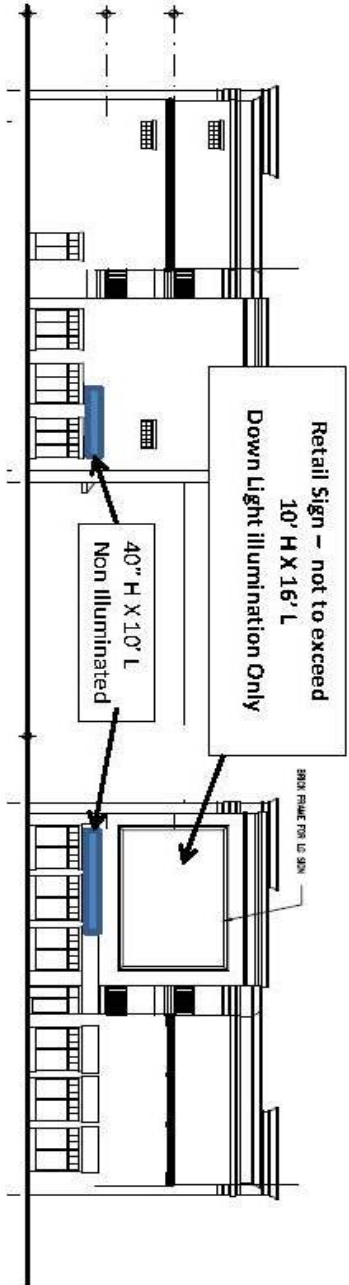
Max. Potential sign area & location
Not to exceed 40" H X 14' L

Building I South Elevation

Sign Criteria
The District of Highland Village

E - 5

**Ordinance No. 2022-
Exhibit E-6 – Signage Criteria(revised)**



Ordinance No. 2022-
Exhibit E-7 – Signage Criteria (revised)

