



A G E N D A

**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF HIGHLAND VILLAGE, TEXAS
TUESDAY, OCTOBER 21, 2025, 7:00 PM
HIGHLAND VILLAGE MUNICIPAL COMPLEX
CITY COUNCIL CHAMBERS
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS**

- 1. Call to Order/ Roll Call.**
- 2. Elect Chairman and Vice Chairman.**
- 3. Consider Approval of the Minutes from the Regular meeting held on August 19, 2025.**
- 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. Review and Consider an application for a Site Plan for the property located at 2150 Village Parkway described as Lot 7B, Block 2, The Marketplace at Highland Village.**
- 6. Review and Consider a Final Plat for 4.351 $\pm$ Acre tract of land out of the Fred Hyatt Survey, Abstract No. 559, being part of Tract 4, Barnett Subdivision, generally located at 102 Barnett Boulevard (Magnolia Village Subdivision).**
- 7. Receive Status Report on Various Projects.**
 - **Future P&Z Meetings**
- 8. 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 THE 15TH DAY OF OCTOBER, 2025 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 _____, 2025 at _____ by
_____ at _____.

DRAFT MINUTES
REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS
HELD IN THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD
TUESDAY, AUGUST 19, 2025

1. Call to Order/Roll Call.

Chairman Denver Kemery called the meeting to order at 7:00 p.m.

Roll Call

Present:	Denver Kemery	Chairman
	Brent Myers	Vice Chairman
	Spencer Wilk	Commissioner
	Misty Sedillo	Commissioner
	Scott Campbell	Alternate Commissioner
	Omer Tamir	Alternate Commissioner
Absent:	Kevin McMahan	Commissioner
Staff Members:	Autumn Aman	Community Development Coordinator
	Scott Kriston	Director of Public Works
	Kimberlie Huntley	Community Services Assistant

2. Consider Approval of the Minutes from the Regular meeting held on July 15, 2025.

Vice Chairman Brent Myers made a motion to approve the minutes as written. Commissioner Spencer Wilk seconded the motion.

Motion Passed (5-0)

3. Visitor's Comments.

There were no visitor comments.

4. Review and Consider a Preliminary Plat for 4.364 ± Acre tract of land out of the Fred Hyatt Survey, Abstract 559, Part of Tract 4, Barnett Subdivision, generally located at 102 Barnett Boulevard (Magnolia Village Subdivision).

Community Development Coordinator Autumn Aman stated that the Commission would be considering the Preliminary Plat for Magnolia Village. She stated the preliminary plat shows the overall expression of the property, showing the property boundaries, easements, and layout of streets, utilities, and lot sizes. She stated the Commission would see the property again at Final Plat stage.

Ms. Aman continued the plat features, twenty-five residential lots for patio homes, sidewalks with the development, a sidewalk along Barnett Boulevard, and the street names had been determined. She continued stating that the tree mitigation plan submitted showed which trees would be staying and those be removed. She added all proposed to be removed were within the right-of-way, easements, building pads, close to the building foundations, and areas where

grading and retaining walls would need to be built.

City Staff, the Commissioners, and the property owner Mr. Broadway discussed the preliminary plat as it related to placement of trees, sidewalk location, fire truck accessibility, square footage of homes, public hearing requirements not required, and the thirty-foot (30') right-of-way.

Vice Chairman Myers made a motion to recommend approval to City Council the Preliminary Plat and Preliminary Tree Mitigation plan as submitted. Commissioner Misty Sedillo 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 September 16, 2025. She also informed the Commission effective September 1, 2025; Texas House Bill 1522, municipalities shall now post agendas three (3) business days prior to a meeting other than the current seventy-two (72) hours. Therefore, the agenda would be posted the Wednesday prior to the regular scheduled meeting dates and the packets would be delivered to everyone on Wednesday's other than Friday's.

6. Adjournment.

Meeting adjourned at 7:12 p.m.

Autumn Aman
Community Development Coordinator

Chairman
Planning and Zoning



PLANNING AND ZONING MEMORANDUM AGENDA ITEM 5

MEETING DATE: October 21, 2025

SUBJECT: Review and Consider an application for a Site Plan for the property located at 2150 Village Parkway described as Lot 7B, Block 2, The Marketplace at Highland Village (Village Partners Group, LLC)

PREPARED BY: Autumn Aman – Community Development Coordinator

BACKGROUND

The applicant seeks approval of a site plan that had expired for development of approximately 12,203 square foot building for Retail Use. The requested site plan is exactly the same site plan that was approved by City Council on December 14, 2021. Since development did not commence within one year of the approval of the site plan, the previously approved site plan is deemed to have expired.

HISTORY

On October 24, 2017, a Site plan for this property was approved by City Council, however, since building did not commence within one year of the approval of the site plan, the site plan had deemed to have expired.

On June 15, 2021, the applicant submitted for renewal of the site plan along with the request for adding a drive-thru use which would have required a Conditional Use Permit. The request to add the drive-thru use was recommended for denial by the Planning and Zoning Commission.

July 27, 2021, the applicant chose to take forward the request for the Conditional Use Permit for the requested drive-thru use to City Council, however it was also denied for the requested drive-thru use.

December 14, 2021, City Council approved the original site plan without the drive-thru use.

The applicant is also requesting additional signage be allowed on the right and left elevations of the building as shown on the elevation exhibits. Per Ordinance No. 06-998 for the Marketplace, additional signage may be considered and approved with the site plan. However, additional signage is not to exceed the size of the primary sign.

Options are to recommend approval of the site plan package as it has been submitted, to recommend approval subject to revisions, or to deny the site plan package upon a finding that it does not comply one or more requirements of the PD zoning or City Ordinances for the property.

City Staff has reviewed the site plan package and finds that the proposed site plan conforms with applicable City Ordinances.

BUDGETARY IMPACT

RECOMMENDATION

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

CITY OF HIGHLAND VILLAGE, TEXAS

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, APPROVING A DETAILED SITE PLAN FOR DEVELOPMENT OF LOT 7B, BLOCK 2, MARKETPLACE AT HIGHLAND VILLAGE, PRESENTLY ZONED AS MARKETPLACE PLANNED DEVELOPMENT WITH RETAIL (MPD-R); APPROVING SPECIAL EXCEPTIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of a detailed site plan for Lot 7B, Block 2, Marketplace at Highland Village, an addition to the City of Highland Village, Denton County, Texas, according to the plat thereof recorded in Document 2013-242, Plat Records, Denton County, Texas ("the Property"), which is presently zoned Marketplace Planned Development with Retail (MPD-R); and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, building elevations, and sign plan, should be approved as requested, the City Council of the City of Highland Village, in the exercise of its legislative discretion, has concluded that the requested detailed site plan for the Property should be approved.

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

SECTION 1. Subject to Section 2 of this Resolution, the Property shall be developed in accordance with the development and use regulations applicable to the Property as of the effective date of this resolution as well as the Detailed Site Plan, Landscape Plan, and Building Elevations attached hereto respectively as Exhibit "A," Exhibit "B," and Exhibit "C". With respect to the building to be constructed on the Property, the building shall be designed and constructed to substantially appear as illustrated on the Elevations shown on Exhibit "C."

SECTION 2. In accordance with Section 68.f. of the Zoning Ordinance, the Property may be developed with wall signs as shown on the Elevations, which exceeds the number of wall signs that would otherwise be permitted; provided, however, the attached wall signs must comply with the location, number, and size of the signs shown on the Elevations unless the Detailed Site Plan is amended to provide otherwise.

SECTION 3. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND VILLAGE, TEXAS, THIS ____ DAY OF OCTOBER 2025.

APPROVED:

Charlotte J. Wilcox, Mayor

ATTEST:

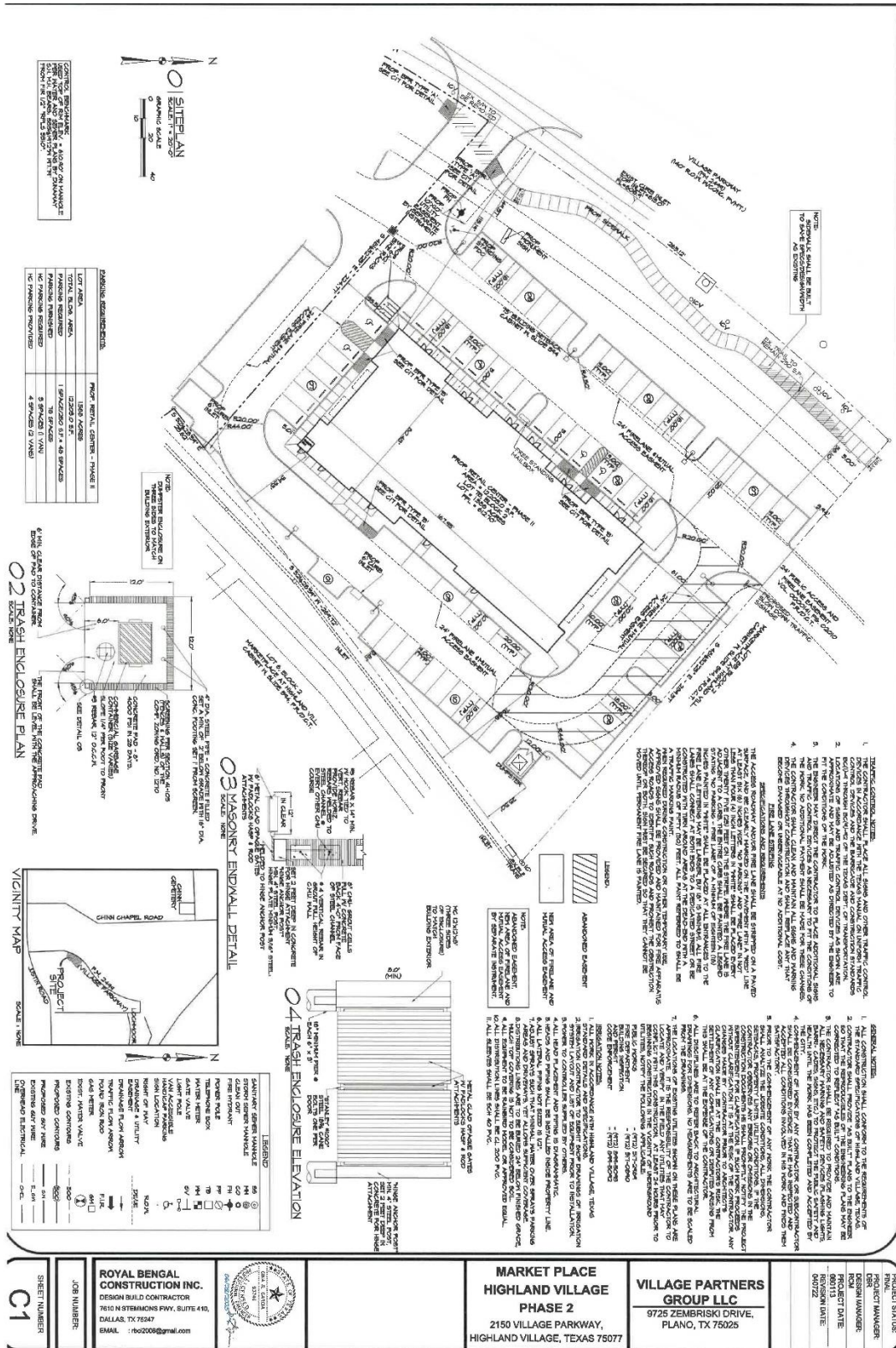
Angela Miller, City Secretary

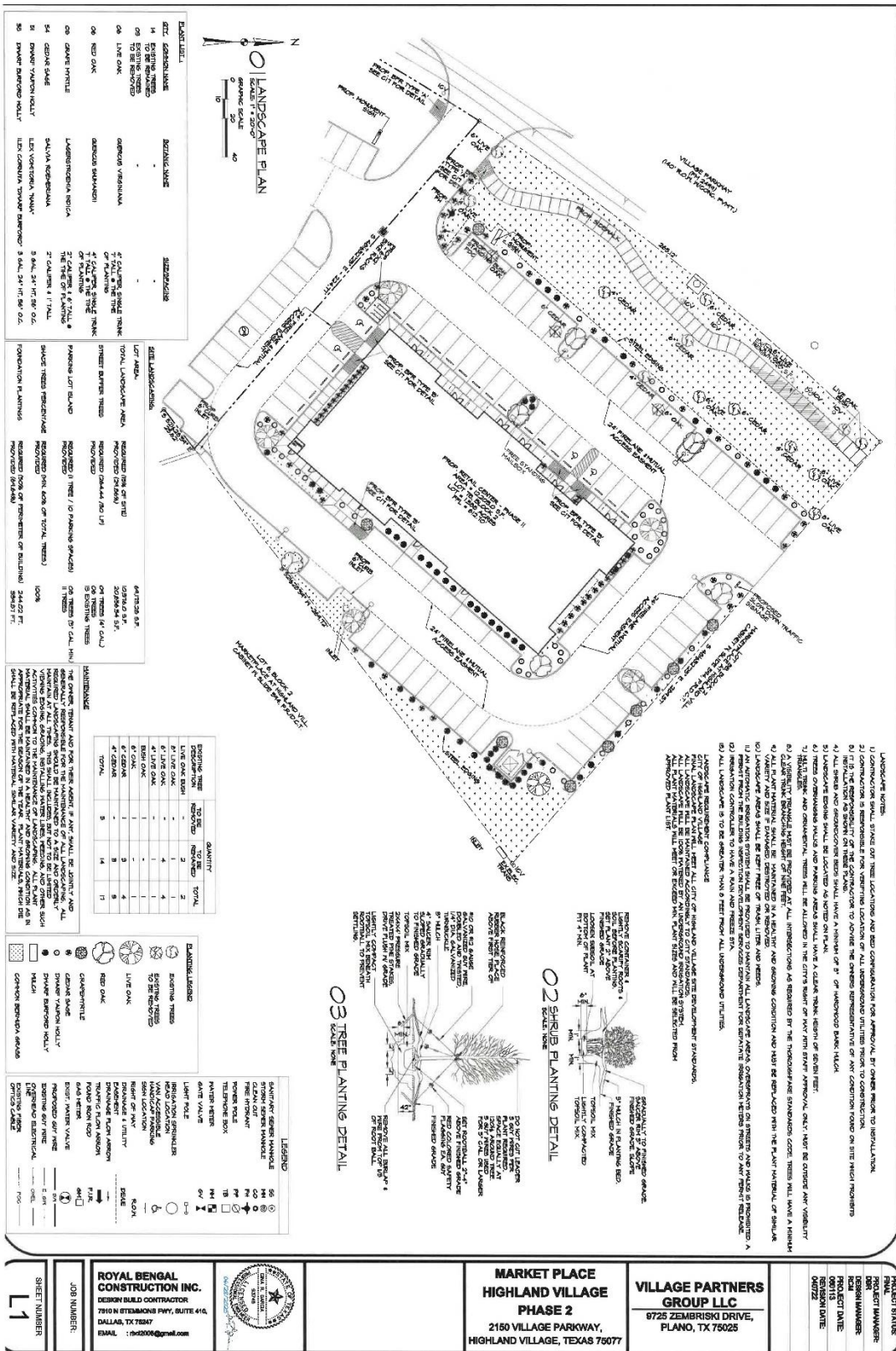
APPROVED AS TO FORM AND LEGALITY:

Kevin B. Laughlin, City Attorney

(kbl:9/22/2025:4902-7498-7627 v1)

Resolution No. 2025-
Exhibit "A" – Detailed Site Plan





SHEET NUMBER A310	JOB NUMBER:	ROYAL BENGAL CONSTRUCTION INC. DESIGN BUILD CONTRACTOR 7916 N STEPHENS HWY, SUITE 410, DALLAS, TX 75247 EMAIL : rbcd2004@gmail.com		MARKET PLACE HIGHLAND VILLAGE PHASE 2 2150 VILLAGE PARKWAY, HIGHLAND VILLAGE, TEXAS 75077	VILLAGE PARTNERS GROUP LLC 9725 ZEMBRISKI DRIVE, PLANO, TX 75025	PROJECT STATUS: PROJECT MANAGER: DESIGN MANAGER: PROJECT DATE: REVISION DATE: 04/27/22



PLANNING AND ZONING COMMISSION STAFF MEMORANDUM AGENDA ITEM 6

MEETING DATE: October 21, 2025

SUBJECT: Consider a Final Plat for a 4.351± Acre tract out of the Fred Hyatt Survey, Abstract 559, being part of Tract 4, Barnett Subdivision, generally located at 102 Barnett Boulevard. (Magnolia Village Subdivision)

PREPARED BY: Autumn Aman, Community Development Coordinator

BACKGROUND

An application for review and consideration of the Final Plat and Final Tree Mitigation plan was submitted for Magnolia Village. The 4.351± acre tract is currently owned by DJB Development, LLC (Dusty Broadway). Mr Broadway desires to develop the property for Residential Single Family Patio Homes consisting of twenty-five (25) lots in accordance with the current zoning of the property.

On September 24, 2024, City Council approved changing the zoning on the property from Single Family Residential (SF-40) to a Planned Development District for Single Family Patio Homes.

On September 9, 2025, City Council approved the Preliminary Plat and Preliminary Tree Mitigation plan as submitted.

The Final Plat features the following:

1. Twenty-Five (25) lots for single-family patio homes
2. Sidewalks within the development.
3. The face of all garage doors shall be no closer than twenty feet (20') from the closest edge of any sidewalk.
4. Sidewalk to be constructed along Barnett Boulevard
5. Any trees proposed to be removed on the property shall be limited to locations within the dedicated public right-of-ways, easements, retaining wall locations, buildable lot area, and within close proximity to the building foundations. The builder will be responsible for planting a minimum of two (2) 4" caliper trees in the front yard of each house. The trees will be required to be planted prior to certificate of occupancy being issued for the home.

City Staff and the City's Engineer have reviewed the application as it pertains to drainage, utilities, the tree mitigation plan and have submitted comments back to the applicant. All comments have been addressed. Based on the review of the application, City Staff is of the opinion the application for Final Plat complies with City Ordinances and the Planned Development Ordinance No. 2024-1313 that regulates the use and development of said property and is administratively complete.

Options are to approve the Final Plat and Tree Plan as submitted, approve with conditions or disapprove with explanation. As a reminder, state law requires the approval of final plats that otherwise comply with all state laws and city ordinances.

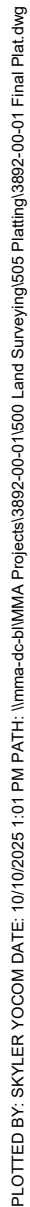
BUDGETARY IMPACT



**PLANNING AND ZONING COMMISSION
STAFF MEMORANDUM
AGENDA ITEM 6**

RECOMMENDATION

City Staff recommends the Planning and Zoning Commission review the applicant's request and make a recommendation to City Council regarding approval of the Final Plat.



LAND USE TABLE			
LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	1.149	50,052
RESIDENTIAL	25	3.202	139,492
TOTAL	25	4.351	189,544

RECOMMENDED FOR APPROVAL BY:

PLANNING AND ZONING COMMISSION
CITY OF HIGHLAND VILLAGE, TEXAS

BY: _____
CHAIRMAN

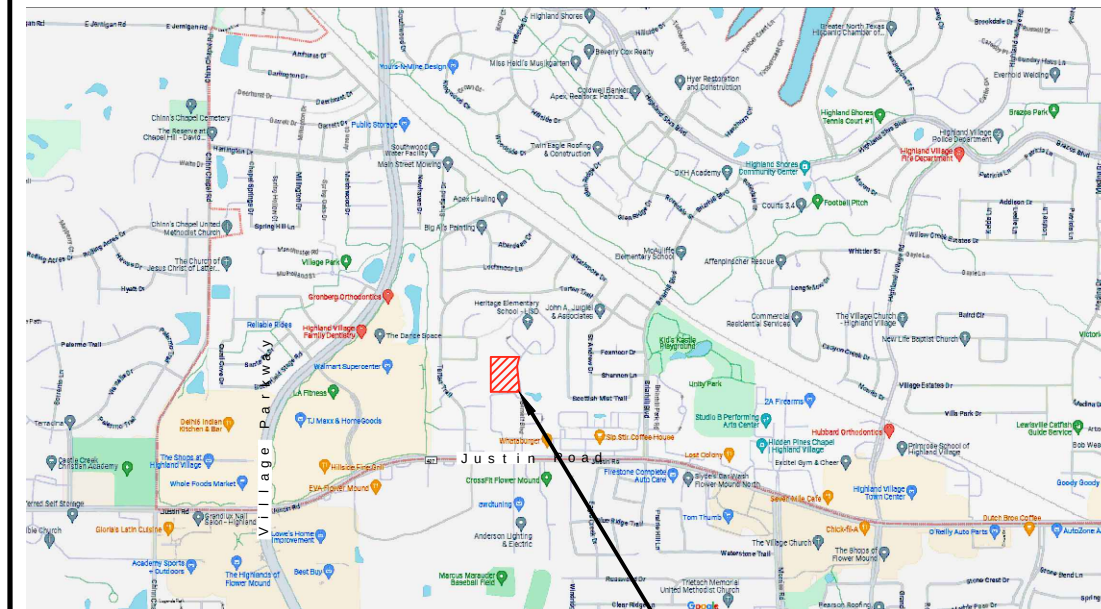
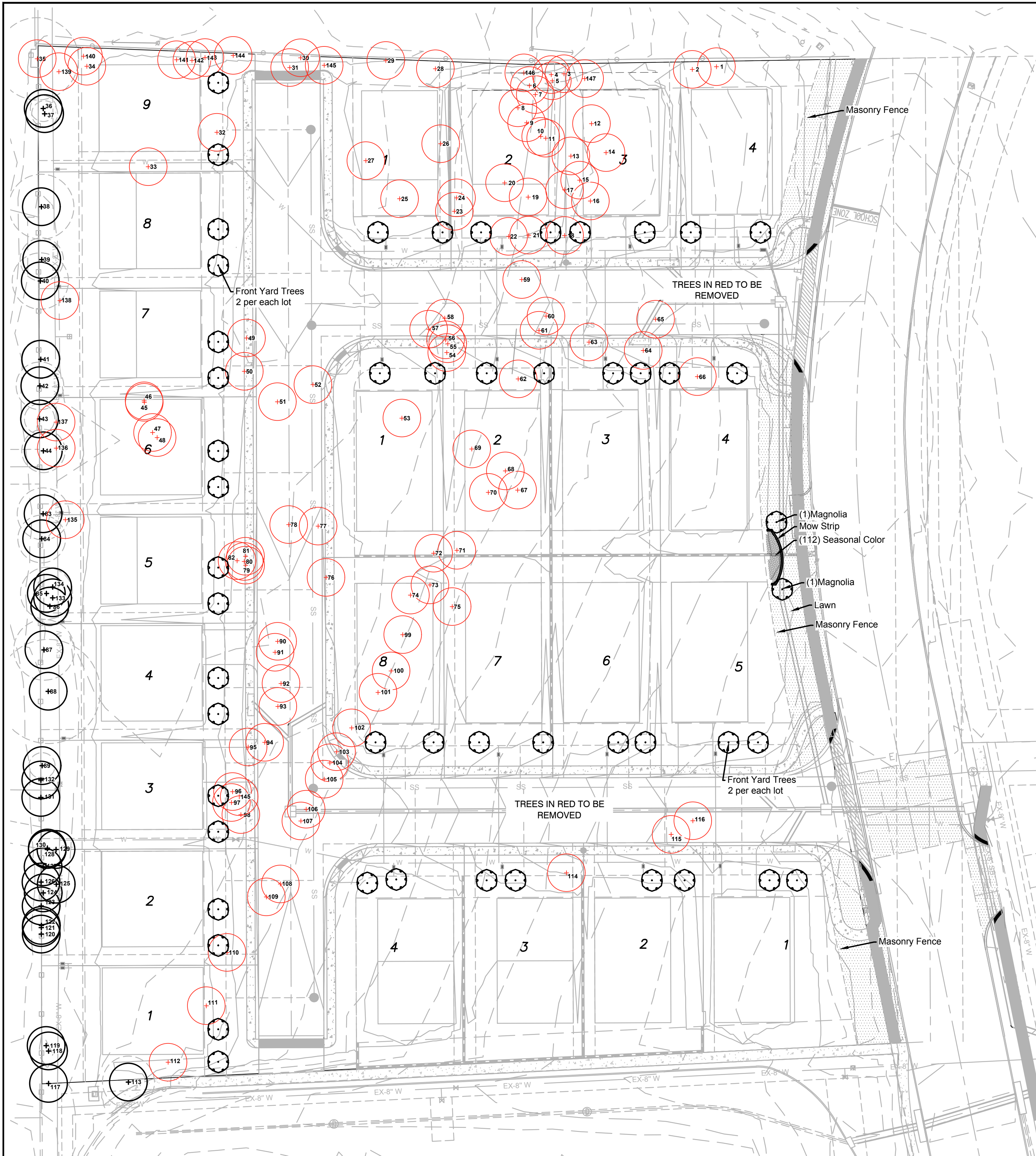
DATE: _____

APPROVED BY: CITY COUNCIL, CITY OF HIGHLAND VILLAGE

BY: _____ DATE: _____
MAYOR

CITY SECRETARY _____ DATE: _____

SHEET 1 OF 1



NOTE:
1. NEAREST CROSS STREET IS MAIN STREET LOCATED APPROXIMATELY 600 FEET SOUTH OF THE PROJECT SITE.
2. SITE IS 4.365 ACRES.

LAND OWNER
DJB DEVELOPMENT, LLC
102 BARNETT BOULEVARD
HIGHLAND VILLAGE, TEXAS 75077
(214) 603-9525
CONTACT: DUSTY BROADWAY

LANDSCAPE ARCHITECT
SAGO DESIGN GROUP, LLC
207 SOUTH HOUSTON
KAUFMAN, TEXAS 75142
(469) 410-4856
CONTACT: JEREMY GREENHAW, R.L.A.

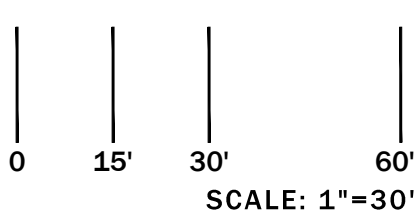
TREE SCHEDULE									
TREE #	COMMON NAME	Tag #	BOTANICAL NAME	DBH	UNITS	PROTECTED	LOCATION	STATUS	REMARKS
1	Gum Bumelia	2322	Sideroxylon lanuginosum	6	INCHES	Yes	Building Lot	REMOVE	
2	Hackberry	2321	Celtis laevigata	14	INCHES	Yes	Building Lot	REMOVE	
3	Chinaberry	2320	Melia azedarach	7	INCHES	Yes	Building Lot	REMOVE	
4	American Elm	2318	Ulmus americana	7	INCHES	Yes	Building Lot	REMOVE	
5	Hackberry	2317	Celtis laevigata	11	INCHES	No	Building Lot	REMOVE	
6	Cedar	2316	Juniperus, spp.	13	INCHES	No	Building Lot	REMOVE	
7	Hackberry	2319	Celtis laevigata	6	INCHES	No	Building Lot	REMOVE	
8	Hackberry	2315	Celtis laevigata	12	INCHES	No	Building Lot	REMOVE	
9	Hackberry	2314	Celtis laevigata	12	INCHES	No	Building Lot	REMOVE	
10	Hackberry	2313	Celtis laevigata	10	INCHES	No	Building Lot	REMOVE	
11	Hackberry	2312	Celtis laevigata	10	INCHES	No	Building Lot	REMOVE	
12	Toothache Tree	2310	Zanthoxylum clava-herculis	10	INCHES	No	Building Lot	REMOVE	Specimen
13	Chinaberry	2309	Melia azedarach	9	INCHES	No	Building Lot	REMOVE	
14	Cedar	2311	Juniperus, spp.	9	INCHES	No	Building Lot	REMOVE	
15	Chinaberry	2307	Melia azedarach	10	INCHES	No	Building Lot	REMOVE	Multi-Trunk
16	Chinaberry	2306	Melia azedarach	7	INCHES	No	Building Lot	REMOVE	
17	Chinaberry	2308	Melia azedarach	6	INCHES	No	Building Lot	REMOVE	
18	Hackberry	2301	Celtis laevigata	7	INCHES	No	Building Lot	REMOVE	
19	Hackberry	2323	Celtis laevigata	14	INCHES	No	Building Lot	REMOVE	
20	Hackberry	2327	Celtis laevigata	12	INCHES	No	Building Lot	REMOVE	Multi-Trunk
21	Hackberry	2325	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
22	Hackberry	2324	Celtis laevigata	10	INCHES	No	Building Lot	REMOVE	
23	Live Oak	2388	Quercus virginiana	10	INCHES	No	Building Lot	REMOVE	
24	Chinaberry	2389	Melia azedarach	15	INCHES	No	Building Lot	REMOVE	Multi-Trunk
25	Hackberry	2333	Celtis laevigata	31	INCHES	No	Building Lot	REMOVE	
26	Hackberry	2387	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
27	Hackberry	2334	Celtis laevigata	17	INCHES	No	Building Lot	REMOVE	Multi-Trunk
28	Bois d'Arc	2390	Maclura pomifera	15	INCHES	Yes	Building Lot	REMOVE	
29	Bois d'Arc	2391	Maclura pomifera	15	INCHES	Yes	Building Lot	REMOVE	
30	Hackberry	2393	Celtis laevigata	8	INCHES	Yes	Open Space	REMOVE	
31	Box Elder	2392	Acer negundo	10	INCHES	No	Open Space	REMOVE	
32	Pine	2376	Pinus spp.	30	INCHES	No	Building Lot	REMOVE	
33	American Elm	2375	Ulmus americana	17	INCHES	No	Building Lot	REMOVE	
34	Hackberry	2374	Celtis laevigata	11	INCHES	No	Building Lot	REMOVE	
35	Hackberry	2373	Celtis laevigata	20	INCHES	Yes	Building Lot	REMOVE	Multi-Trunk
36	Hackberry	2372	Celtis laevigata	5	INCHES	Yes	Building Lot	PRESERVE	
37	Hackberry	2371	Celtis laevigata	7	INCHES	Yes	Building Lot	PRESERVE	
38	Hackberry	2370	Celtis laevigata	16	INCHES	Yes	Building Lot	PRESERVE	
39	Hackberry	2368	Celtis laevigata	10	INCHES	Yes	Building Lot	PRESERVE	
40	Hackberry	2369	Celtis laevigata	15	INCHES	Yes	Building Lot	PRESERVE	
41	Hackberry	2343	Celtis laevigata	7	INCHES	Yes	Building Lot	PRESERVE	
42	Hackberry	2344	Celtis laevigata	13	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
43	Hackberry	2367	Celtis laevigata	7	INCHES	Yes	Building Lot	PRESERVE	
44	Hackberry	2342	Celtis laevigata	9	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
45	Blackjack Oak	2360	Quercus marilandica	6	INCHES	No	Building Lot	REMOVE	
46	Hackberry	2361	Celtis laevigata	14	INCHES	No	Building Lot	REMOVE	Multi-Trunk
47	Cedar	2358	Juniperus, spp.	18	INCHES	No	Building Lot	REMOVE	Multi-Trunk
48	Cedar	2359	Juniperus, spp.	18	INCHES	No	Building Lot	REMOVE	Multi-Trunk
49	Hackberry	2363	Celtis laevigata	8	INCHES	No	Easement	REMOVE	
50	Blackjack Oak	2362	Quercus marilandica	17	INCHES	No	Easement	REMOVE	
51	Hackberry	2364	Celtis laevigata	19	INCHES	No	ROW	REMOVE	Multi-Trunk
52	Cedar	2365	Juniperus, spp.	23	INCHES	No	ROW	REMOVE	
53	Cedar	2366	Juniperus, spp.	17	INCHES	No	Building Lot	REMOVE	
54	Hackberry	2330	Celtis laevigata	7	INCHES	No	Easement	REMOVE	
55	Pine	2328	Pinus spp.	26	INCHES	No	Easement	REMOVE	Specimen
56	Hackberry	2329	Celtis laevigata	7	INCHES	No	Easement	REMOVE	
57	American Elm	2331	Ulmus americana	14	INCHES	No	ROW	REMOVE	Multi-Trunk
58	American Elm	2332	Ulmus americana	14	INCHES	No	ROW	REMOVE	Multi-Trunk
59	Hackberry	2326	Celtis laevigata	8	INCHES	No	ROW	REMOVE	
60	Toothache Tree	2305	Zanthoxylum clava-herculis	6	INCHES	No	ROW	REMOVE	
61	Blackjack Oak	2304	Quercus marilandica	6	INCHES	No	ROW	REMOVE	
62	Hackberry	2378	Celtis laevigata	11	INCHES	No	Building Lot	REMOVE	
63	Burr Oak	2302	Quercus macrocarpa	8	INCHES	No	Easement	REMOVE	
64	Bois d'Arc	2303	Maclura pomifera	8	INCHES	No	Easement	REMOVE	
65	Bois d'Arc	201	Maclura pomifera	24	INCHES	No	ROW	REMOVE	
66	Bois d'Arc	202	Maclura pomifera	14	INCHES	No	Building Lot	REMOVE	
67	Live Oak	204	Quercus virginiana	12	INCHES	No	Building Lot	REMOVE	
68	Hackberry	203	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
69	Hackberry	2377	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
70	Hackberry	205	Celtis laevigata	7	INCHES	No	Building Lot	REMOVE	
71	Blackjack Oak	2385	Quercus marilandica	12	INCHES	No	Building Lot	REMOVE	
72	Box Elder	2385	Acer negundo	12	INCHES	No	Building Lot	REMOVE	
73	Hackberry	2383	Celtis laevigata	8	INCHES	No	Building Lot	REMOVE	
74	Cedar	2382	Juniperus, spp.	7	INCHES	No	Building Lot	REMOVE	
75	Blackjack Oak	2386	Quercus marilandica	8	INCHES	No	Building Lot	REMOVE	
76	Hackberry	30762	Celtis laevigata	10	INCHES	No	Easement	REMOVE	
77	Cedar	2379	Juniperus, spp.	10	INCHES	No	ROW	REMOVE	
78	Cedar	2380	Juniperus, spp.	9	INCHES	No	ROW	REMOVE	
79	Cedar	2357	Juniperus, spp.	7	INCHES	No	Easement	REMOVE	
80	Blackjack Oak	2356	Quercus marilandica	10	INCHES	No	Easement	REMOVE	Multi-Trunk
81	Cedar	2355	Juniperus, spp.	8	INCHES	No	Easement	REMOVE	
82	Cedar	2354	Juniperus, spp.	8	INCHES	No	Easement	REMOVE	
83	Mulberry	2341	Morus spp.	12	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
84	Hackberry	2339	Celtis laevigata	10	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
85	Gum Bumelia	2338	Sideroxylon lanuginosum	21	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
86	Gum Bumelia	2337	Sideroxylon lanuginosum	11	INCHES	Yes	Building Lot	PRESERVE	
87	Hackberry	2336	Celtis laevigata	11	INCHES	Yes	Building Lot	PRESERVE	
88	Hackberry	2335	Celtis laevigata	26	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
89	Hackberry	2340	Celtis laevigata	6	INCHES	Yes	Building Lot	PRESERVE	
90	Hackberry	2353	Celtis laevigata	10	INCHES	No	ROW	REMOVE	
91	Hackberry	2352	Celtis laevigata	11	INCHES	No	ROW	REMOVE	
92	Hackberry	2351	Celtis laevigata	16	INCHES	No	ROW	REMOVE	Multi-Trunk

93	Hackberry	2350	Celtis laevigata	17	INCHES	No	ROW	REMOVE	Multi-Trunk
94	Cedar	221	Juniperus, spp.	10	INCHES	No	ROW	REMOVE	
95	Hackberry	220	Celtis laevigata	10	INCHES	No	Easement	REMOVE	
96	Elm	219	Ulmus spp.	10	INCHES	No	Easement	REMOVE	Diseased
97	Cedar	218	Juniperus, spp.	10	INCHES	No	Easement	REMOVE	
98	Hackberry	2345	Celtis laevigata	8	INCHES	No	Easement	REMOVE	
99	Live Oak	2381	Quercus virginiana	9	INCHES	No	Building Lot	REMOVE	
100	Cedar	2349	Juniperus, spp.	8	INCHES	No	Building Lot	REMOVE	
101	Toothache Tree	2348	Zanthoxylum clava-herculis	6	INCHES	No	Building Lot	REMOVE	
102	Cedar	2347	Juniperus, spp.	8	INCHES	No	Easement	REMOVE	
103	Post Oak	223	Quercus stellata	9	INCHES	No	Easement	REMOVE	
104	Cedar	222	Juniperus, spp.	10	INCHES	No	ROW	REMOVE	
105	Hackberry	2346	Celtis laevigata	7	INCHES	No	ROW	REMOVE	
106	Cedar	216	Juniperus, spp.	16	INCHES	No	ROW	REMOVE	
107	Cedar	215	Juniperus, spp.	20	INCHES	No	ROW	REMOVE	Multi-Trunk
108	Cedar	214	Juniperus, spp.	8	INCHES	No	ROW	REMOVE	
109	Cedar	213	Juniperus, spp.	9	INCHES	No	ROW	REMOVE	
110	American Elm	212	Ulmus americana	8	INCHES	No	Easement	REMOVE	
111	Cedar	211	Juniperus, spp.	8	INCHES	No	Building Lot	REMOVE	
112	Pine	209	Pinus spp.	15	INCHES	No	Building Lot	REMOVE	
113	Pine	210	Pinus spp.	14	INCHES	Yes	Building Lot	PRESERVE	
114	Cottonwood	208	Populus deltoides	20	INCHES	No	Easement	REMOVE	
115	Hackberry	207	Celtis laevigata	9	INCHES	No	ROW	REMOVE	
116	Cottonwood	206	Populus deltoides	12	INCHES	No	ROW	REMOVE	
117	Hackberry	Celtis laevigata	17	INCHES	Yes	Easement	PRESERVE	Multi-Trunk	
118	Hackberry	Celtis laevigata	16	INCHES	Yes	Easement	PRESERVE		
119	Hackberry	Celtis laevigata	15	INCHES	Yes	Easement	PRESERVE	Specimen	
120	Hackberry	Celtis laevigata	15	INCHES	Yes	Easement	PRESERVE		
121	Bois d'Arc	Maclura pomifera	17	INCHES	Yes	Easement	PRESERVE	Multi-Trunk	
122	Bois d'Arc	Maclura pomifera	7	INCHES	Yes	Easement	PRESERVE	Multi-Trunk	
123	Bois d'Arc	Maclura pomifera	5	INCHES	Yes	Easement	PRESERVE		
124	Blackjack Oak	Quercus marilandica	16	INCHES	Yes	Easement	PRESERVE	Multi-Trunk	
125	Bois d'Arc	Maclura pomifera	7	INCHES	Yes	Easement	PRESERVE	Multi-Trunk	
126	Mulberry	Morus spp.	10	INCHES	Yes	Easement	PRESERVE		
127	Blackjack Oak	Quercus marilandica	9	INCHES	Yes	Easement	PRESERVE		
128	Hackberry	Celtis laevigata	3	INCHES	Yes	Easement	PRESERVE		
129	Pine	Pinus spp.	2	INCHES	Yes	Easement	PRESERVE		
130	Hackberry	Celtis laevigata	3	INCHES	Yes	Easement	PRESERVE		
131	Hackberry	Celtis laevigata	4	INCHES	Yes	Easement	PRESERVE		
132	Bois d'Arc	Maclura pomifera	6	INCHES	Yes	Easement	PRESERVE		
133	Mulberry	Morus spp.	11	INCHES	Yes	Easement	PRESERVE		
134	Hackberry	Celtis laevigata	3	INCHES	Yes	Easement	PRESERVE		
135	Hackberry	Celtis laevigata	13	INCHES	No	Easement	REMOVE		
136	Hackberry	Celtis laevigata	9	INCHES	No	Easement	REMOVE	Multi-Trunk	
137	Hackberry	Celtis laevigata	9	INCHES	No	Easement	REMOVE	Multi-Trunk	
138	Hackberry	Celtis laevigata	6	INCHES	No	Easement	REMOVE		
139	Bois d'Arc	Maclura pomifera	4.5	INCHES	No	Easement	REMOVE		
140	Elm	Ulmus spp.	12	INCHES	No	Building Lot	REMOVE	Multi-Trunk	
141	Hackberry	Celtis laevigata	5	INCHES	No	Building Lot	REMOVE		
142	Hackberry	Celtis laevigata	5	INCHES	No	Building Lot	REMOVE		
143	Hackberry	Celtis laevigata	10	INCHES	No	Building Lot	REMOVE		
144	Cedar	Juniperus, spp.	11	INCHES	Yes	Easement	REMOVE		
145	Hackberry	Celtis laevigata	11	INCHES	No	Easement	REMOVE		
146	Hackberry	Celtis laevigata	6	INCHES	Yes	Building Lot	REMOVE		
147	Hackberry	Celtis laevigata	6	INCHES	No	Building Lot	REMOVE		

Legend:
Total Trees Removed: 112
Total Trees to Remain: 35
Specimen Trees: 2
Specimen Trees to Remain: 1

- Existing Tree to Remain
- Existing Tree to be Removed
- New Tree to be Installed

1 CONCEPT LANDSCAPE & TREE PRESERVATION PLAN



THIS DOCUMENT IS
"FOR PERMIT"
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No. 2673

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25.09.28	FOR PERMIT

Magnolia Village
Barnett Boulevard
Highland Village, Texas

CAD #:
2024.02

SHEET No.