



AGENDA

**HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
CITY OF HIGHLAND VILLAGE, TEXAS
MONDAY, MAY 11, 2026 at 6:00 PM
HIGHLAND VILLAGE MUNICIPAL COMPLEX
COUNCIL CHAMBERS
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS**

- 1. Call to Order & Roll Call for Highland Village Community Development Corporation**
- 2. Visitors Comments** *(Anyone wishing to address the Highland Village Community Development Corporation board of directors must complete a Speaker's Request form and return it to the Administrative Assistant. In accordance with the Texas Open Meetings Act, Highland Village Community Development Corporation 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. In order to expedite the flow of business and to provide all visitors the opportunity to speak, the Chairperson may impose a three (3) minute limitation on any person addressing the Highland Village Community Development Corporation.)*
- 3. Consider approval of the Minutes from the Regular Community Development Corporation Meeting held on April 13, 2026**
- 4. Receive an Update on the Village Connection FM407 Corridor & Amenity Project**
- 5. Status Reports on Current Projects and Discussion on Future Agenda Items** *(A Board member may inquire about a subject of which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.)*
- 6. Adjournment**

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 5TH Day of MAY, 2026 NOT LATER THAN 5:00 P.M.

Patricia Kuykendall
Administrative Assistant

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 for additional information.

Removed from posting on the _____ day of _____, 2026, at ____:____

By _____



HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION MEMORANDUM AGENDA ITEM 3

MEETING DATE: May 11, 2026

SUBJECT: Consider approval of Minutes of the Regular Highland Village Community Development Corporation Meeting held on April 13, 2026

PREPARED BY: Pat Kuykendall, Administrative Assistant

BACKGROUND

Minutes are approved by a majority vote of HVCDC and listed on the Agenda. The Corporation is encouraged to contact the Administrative Assistant prior to the meeting if there are any suggested changes. Upon doing so, staff can make suggested changes and the minutes in order to contribute to a time efficient meeting. If the change is substantial in nature, a copy of the suggested change will be provided to the Corporation for consideration prior to the vote, or could be moved to a future meeting for approval.

The HVCDC should review and consider approval of the minutes. HVCDC's vote and approval of the minutes reflect agreement with the accuracy of the minutes.

BUDGETARY IMPACT

N/A

RECOMMENDATION

To approve minutes of the Regular Highland Village Community Development Corporation Meeting held on April 13, 2026.



MINUTES
HIGHLAND VILLAGE COMMUNITY DEVELOPMENT CORPORATION
HIGHLAND VILLAGE MUNICIPAL COMPLEX
1000 HIGHLAND VILLAGE ROAD
MONDAY, APRIL 13, 2026 at 6:00 PM

1. Call to Order & Roll Call for Highland Village Community Development Corporation.

The meeting was called to order at 6:05 p.m by Council Representative Brian Fiorenza

Present:	Brian Fiorenza	Council Representative
	Rhonda Hurst	Council Representative
	Matthew Enslin	Citizen Representative
	Robert Fiester	Council Representative
	Mike Sedillo	Citizen Representative

Absent:	Megan Glass	Citizen Representative
	Kevin Cox	Council Representative

Staff Members:	Phil Lozano	Parks and Recreation Director
	Brian Norton	Assistant Director Parks Operations
	Pat Kuykendall	Administrative Assistant
	Andra Foreman	Recreation Manager

- 2. Visitors Comments:** *(Anyone wishing to address the Highland Village Community Development Corporation board of directors must complete a Speaker's Request form and return it to the Administrative Assistant. In accordance with the Texas Open Meetings Act, Highland Village Community Development Corporation 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. In order to expedite the flow of business and to provide all visitors the opportunity to speak, the Chairperson may impose a three (3) minute limitation on any person addressing the Highland Village Community Development Corporation.*

No one chose to speak

3. Consider approval of the Minutes from the Regular Community Development Corporation Meeting held on October 23, 2025, and January 12, 2026

Council Representative Rhonda Hurst made a motion to approve the minutes for the meetings held on October 23, 2025 and January 12, 2026. The motion was seconded by Citizen Matthew Enslin and approved without objection.

4. Staff to provide updated information of the Doubletree Shade Structure

Assistant Director Brian Norton explained that a correction was needed to previous information:

- The shade structure will be 30x30 not 50x50 as originally presented.

- The size reduction is driven by the existing large concrete footers in the ground from the prior configuration. To avoid damaging the turf and park surface, the footers will be cut off below grade, rather than fully removed, which restrains the placement and size of the new structure. Council Representative Robert Fiester and Assistant Director Brian Norton discussed how the existing turf and surface will be handled:

- Some patching may be necessary where the old post and footers are cut:

The goal is to maintain a high-quality turf surface under the shade while minimizing disruption and cost. Council Representative Brian Fiorenza questioned the implications of a smaller shade area whether it would still support the intended use, and if any prior concept (such as chess pieces) was still relevant. Assistant Director Brian Norton clarified that the area is now primarily as a shaded sitting/gathering space.

Citizen Representative Matthew Enslin raised the possibility of renting out the shaded area for events or small gathering:

- Assistant Director Brian Norton noted that while rentals are possible, the shade structure itself is costly, and the primary intent is to provide comfort and usability for general park visitors rather than drive rental revenue.
- Council Representative Brian Fiorenza and Council Representative Robert Fiester discussed the broader programming value, the shade will support future programming, informal gathering, and comfort for families in the area, also the need for shade remains strong and the 30x30 solution is a reasonable compromise given site constraints.

5. Discuss and take appropriate action on a funding agreement with the City of Highland Village to fund a task order with SPI Engineering for professional engineering services relating to the FM 2499 Pedestrian Tunnel Erosion Control Study

- Council Representative Brian Fiorenza noted the discussion and took appropriate actions on the funding agreements for the 2499 pedestrian tunnel of the ongoing erosion and drainage issues. The City and HVCDC are considering a long term study to identify a long-term solution.
- Director Parks and Recreation Phil Lonzano introduced a funding agreement with the City of Highland Village for a task order with SPI Engineering, valued at approximately \$26,600 to execute a drainage and erosion control study for 2499 tunnel. The study includes engineering analysis and architecture:
 - Understand how water is currently moving through the area
 - Identify why erosion and wash-outs are occurring
 - Propose more sustainable, maintainable drainage and landscape architect
 - Reestablish the 2014 drainage approach on the original TXDOT construction plans
 - Redesign the landscape to use natural and adaptive plant material. Council Representative Rhonda Hurst questioned why the 2014 option included, noting that the original design has effectively failed in practice and contributed to the current issues, concern was restating the 2014 plan might revert to something that already proved problematic, it was suggested the focus should be on improving not reinstalling a failed design. Director Parks and Recreation Phil Lonzano responded that the 2014 design is included primarily as a baseline/comparison point, he stated that it was a formally designed and funded plan by the City and TXDOT, also includes allowing the engineers to document why it did not perform as intended and clearly justify alternative solutions. Director Parks and Recreation Phil Lonzano elaborated on how drip irrigation is problematic and contributes to the erosion on the slope bed. Council Representative Brian Fiorenza asked about TXDOT responsibility for correcting the issues, given the tunnel's connection to the highway infrastructure.

Scott clarified that TXDOT's responsibility ends at their inlet (where the water enters the City's system), and the City is responsible for drainage, erosion and landscaping in its own basin and trail area, therefore the City with HVCDC funding support must lead this corrective study and improvement. Scott stated over the past 8 years weather issues have contributed to the landscape beds. It thrived for 14 years, he stated it will be 180 days for TXDOT to verify. Director Park and Recreation Phil Lozano recommended moving forward with the funding agreement and anticipated a budget amendment to accommodate the study cost. A motion was made by Council Representative Rhonda Hurst and seconded by Citizen Representative Matthew Enslin to approve the funding agreement with the City.

6. Status Reports on Current Projects and Discussion on Future Agenda Items

After approving the funding agreement, Council Representative Brian Fiorenza asked staff for:

- Regular updates on current projects, including the shade structure and tunnel study.
- Landscaping along the trail system and trail segment leading toward FM 2499, especially where conditions need improvements. Director Park and Recreation Phil Lozano agreed to provide photos of the areas, and to send an email update to board members as progress occurs.

7. Adjournment

Council Representative Brian Fiorenza stated with no further business. The meeting is adjourned at 6:44pm

Council Representative Brian Fiorenza

ATTEST

Patricia Kuykendall, Administrative Assistant



**HIGHLAND VILLAGE COMMUNITY
DEVELOPMENT CORPORATION
MEMORANDUM
AGENDA ITEM 4**

MEETING DATE: May 11, 2026

SUBJECT: Receive an Update on the Village Connection FM407 Corridor & Amenity Project

PREPARED BY: Phil Lozano, Director of Parks and Recreation

BACKGROUND

Halff and Associates and Staff will present information on the three options requested by the board at the October 23rd regular meeting. Information will include, but is not limited to, visual aids, Opinion of Probable Construction Costs, and other information.

Options (Phase 1)

- 1. Fill in the Sidewalk Gaps along FM407 from Highland Village Rd. to Walmart/Market Trail**
- 2. Construct a Full Width Shared Use Trail from Highland Village Rd. to Walmart/Market Trail**
- 3. Construct Unity Park Trail Connection from Highland Village Rd. to Briarhill Blvd., adjacent to KCS Railroad**

BUDGETARY IMPACT

The three options fall under the current agreement with Halff. If the board decides to add additional scope, staff will request a quote from Halff and bring it to the board for discussion and consideration.

RECOMMENDATION

Provide staff with a recommendation on which option(s) to pursue for grant funding and design.