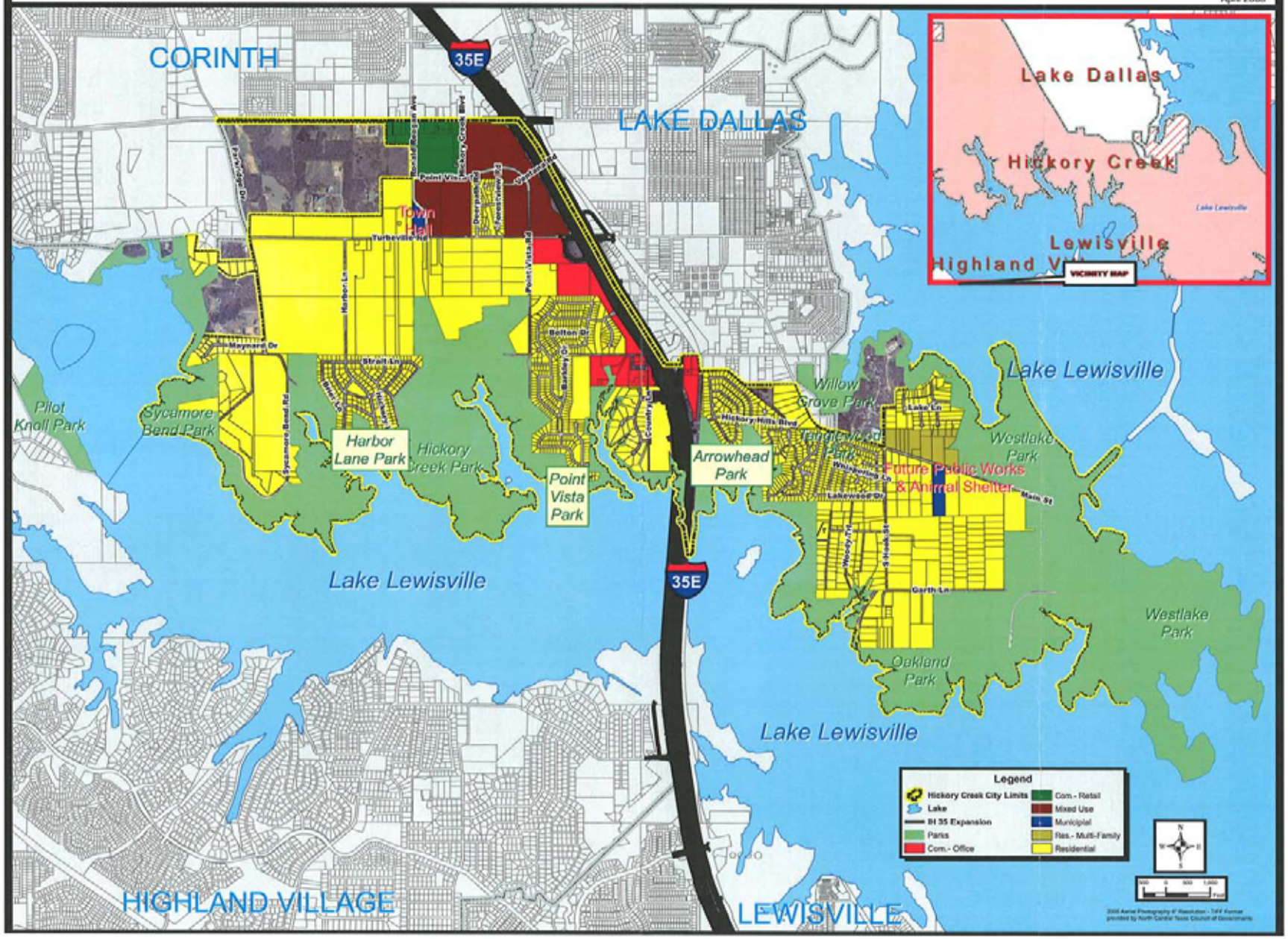
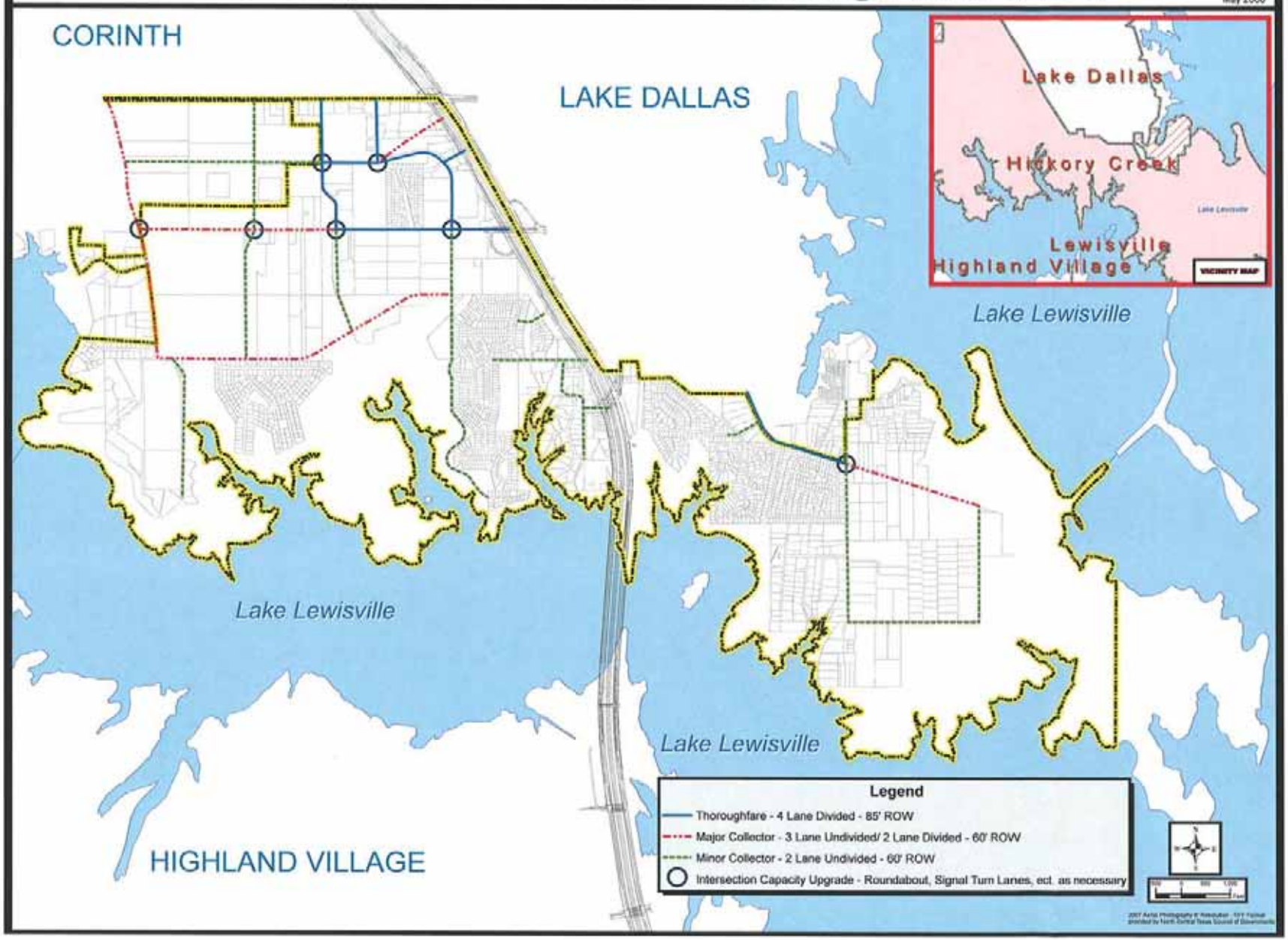
Hickory Creek Future Land Use

April 2008



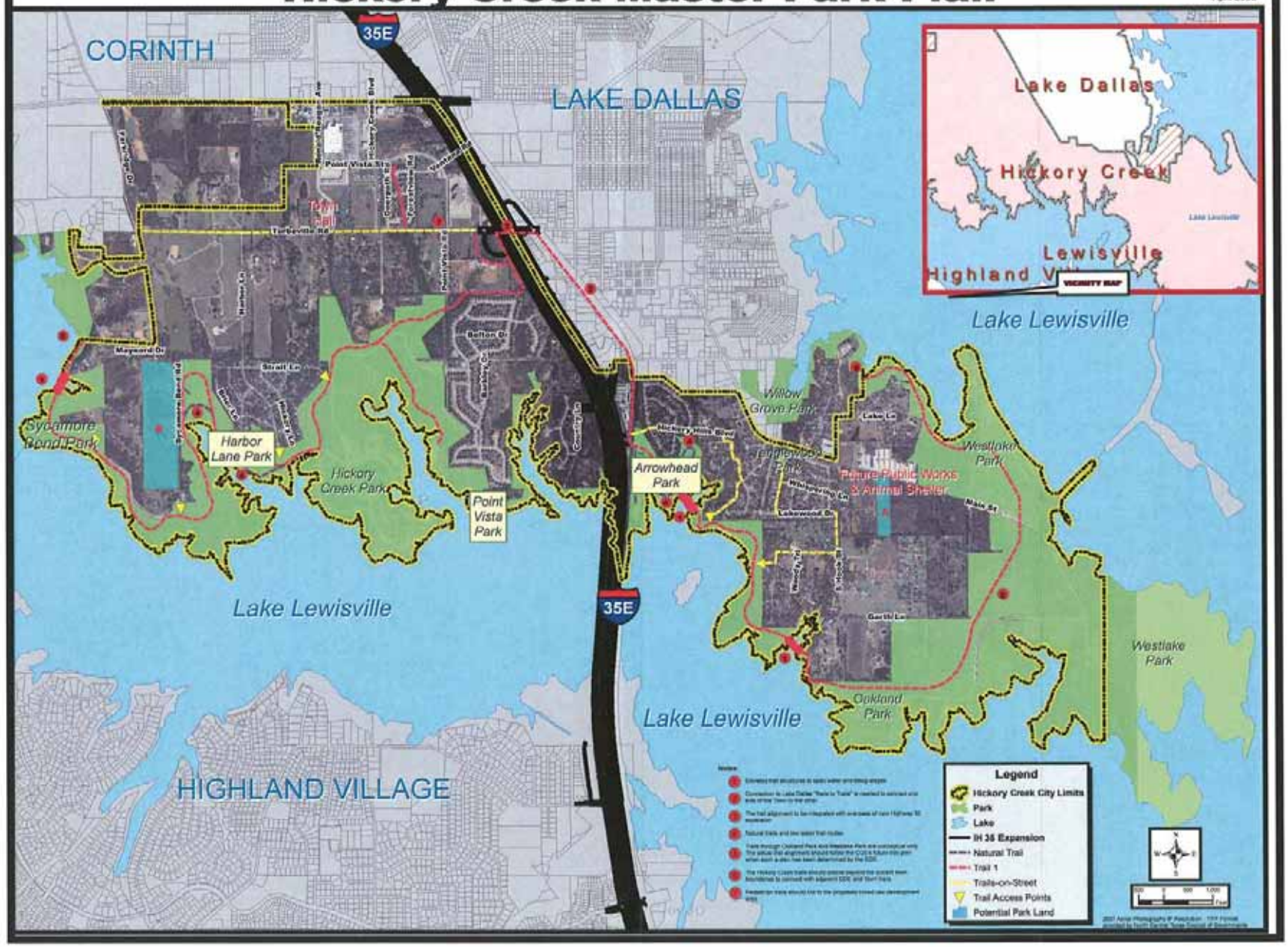
Hickory Creek Master Thoroughfare Plan

May 2008

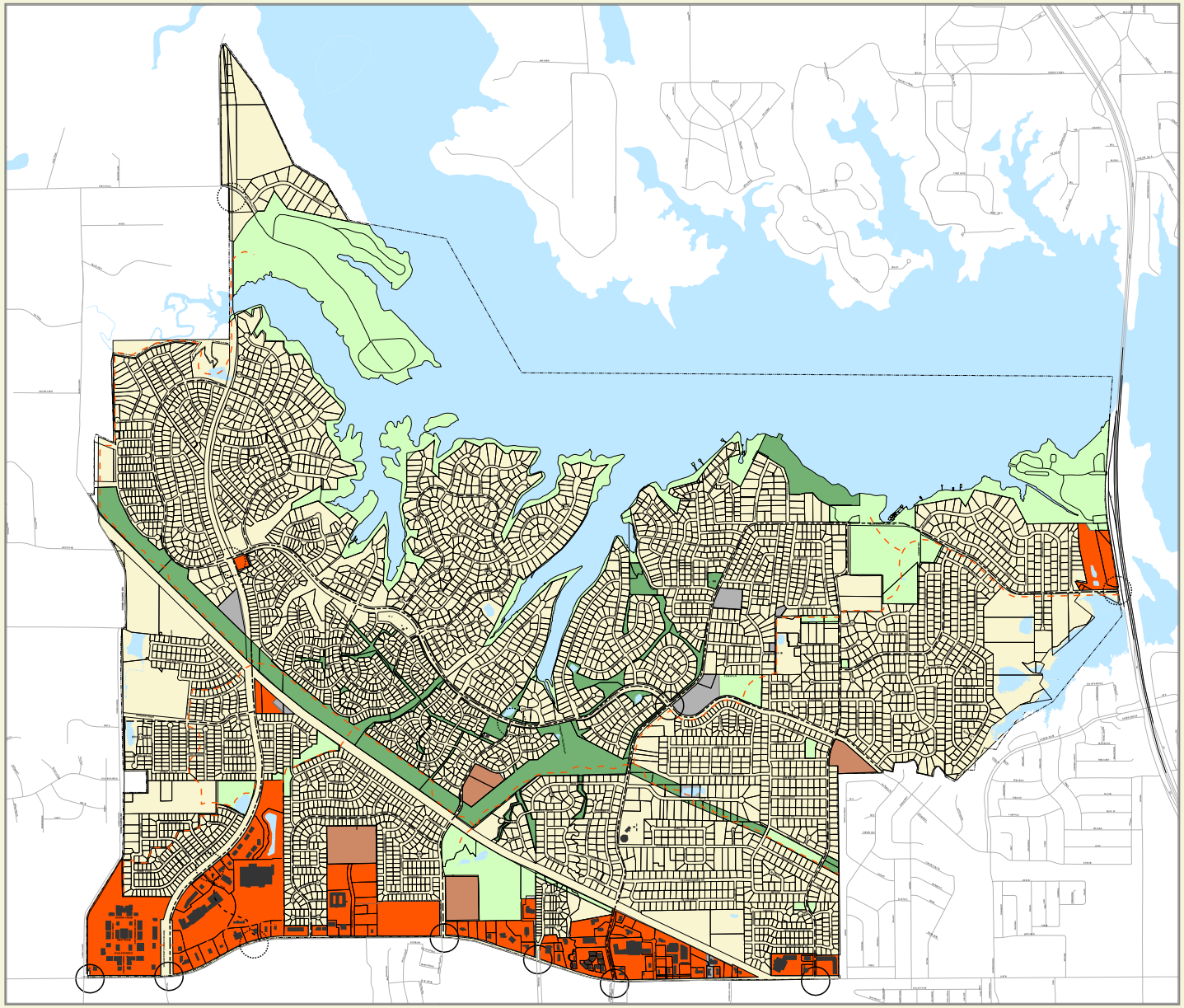


Hickory Creek Master Park Plan

April 2008



THOROUGHFARE PLAN



City of Highland Village

LEGEND

- HIKE AND BIKE TRAIL
- ARTERIAL (PROPOSED)
- COLLECTOR STREET (PROPOSED)
- LOCAL ROAD (PROPOSED)
- PRIMARY COLLECTOR
- SECONDARY COLLECTOR
- COMMERCIAL STRUCTURES
- PROPOSED SIGNALIZED INTERSECTIONS
- EXISTING SIGNALIZED INTERSECTIONS
- PROPERTY LINES
- SCHOOLS
- UTILITY/DRAINAGE FACILITIES
- COMMERCIAL/RETAIL
- PRIVATE PARKS AND OPEN SPACE
- PUBLIC PARKS AND OPEN SPACE
- RESIDENTIAL
- CITY LIMITS
- COUNTY ROADS
- LAKES AND PONDS

1,700 850 0 1,700
Feet

August 2008

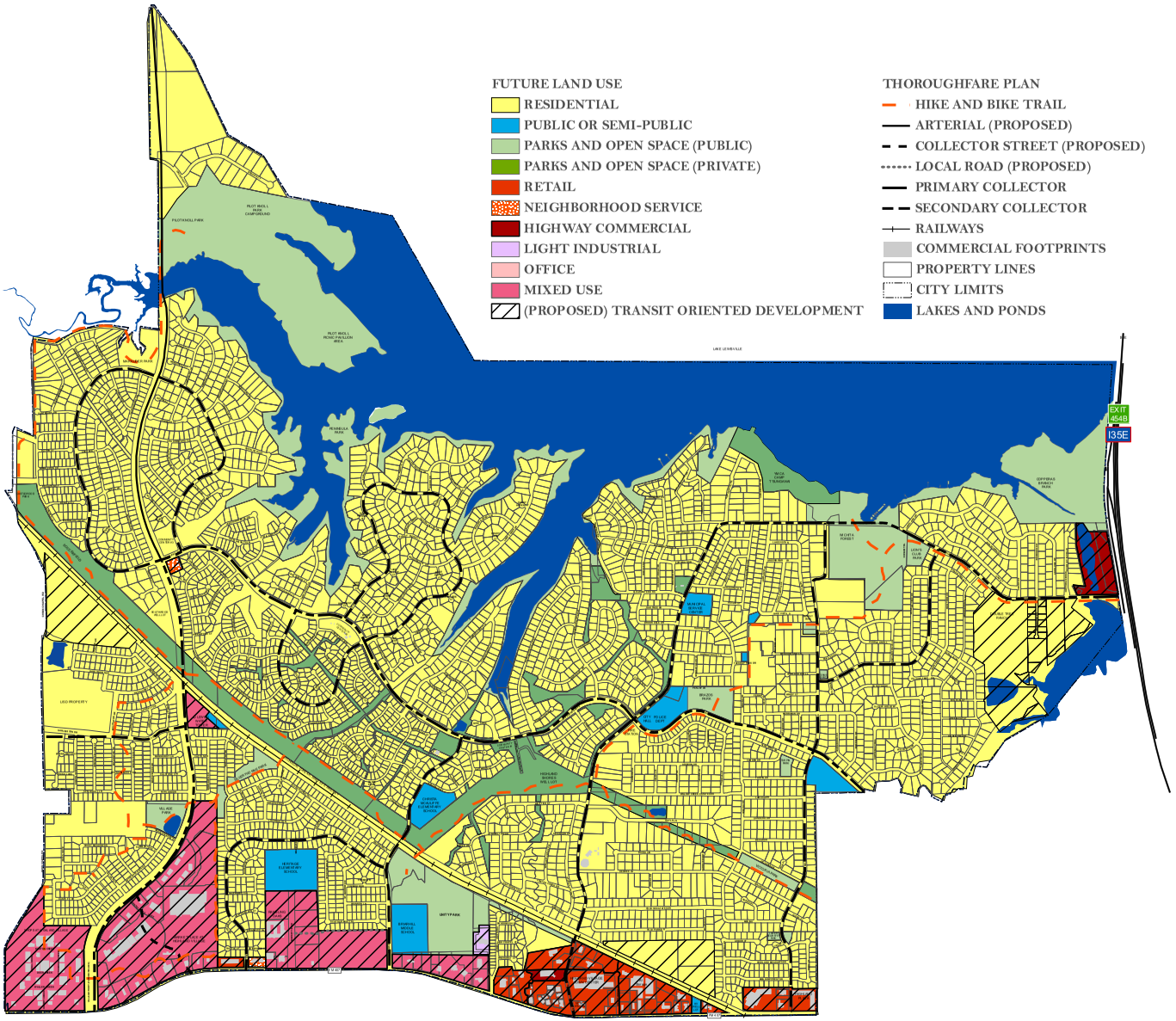
Disclaimer: Every effort has been made to offer the most current and correct information possible on these maps. The information included on these maps has been compiled by City staff from a variety of sources, and is subject to change without notice. The City of Highland Village makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Periodical updates to these maps will be made as needed per direction of City Staff.

Contact Information
Phone: (972) 317-5558 ext 115
email:rwachal@highlandvillage.org

Future Land Use

CITY OF HIGHLAND VILLAGE GIS

UPDATED: JUNE 2007



CITY OF HIGHLAND VILLAGE
FUTURE LAND USE PLAN

0 750 1,500 3,000 Feet

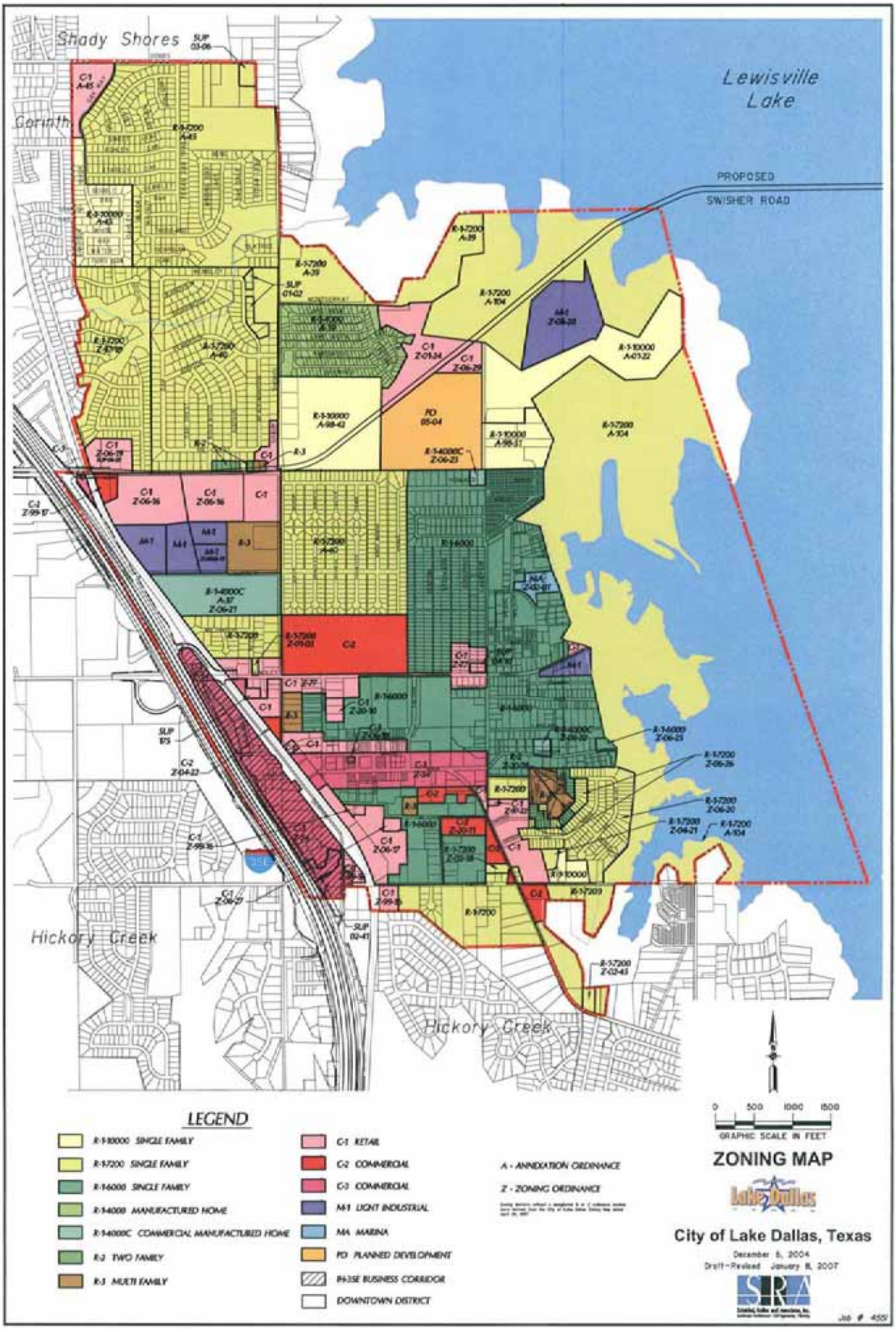
1 inch equals 1,600 feet

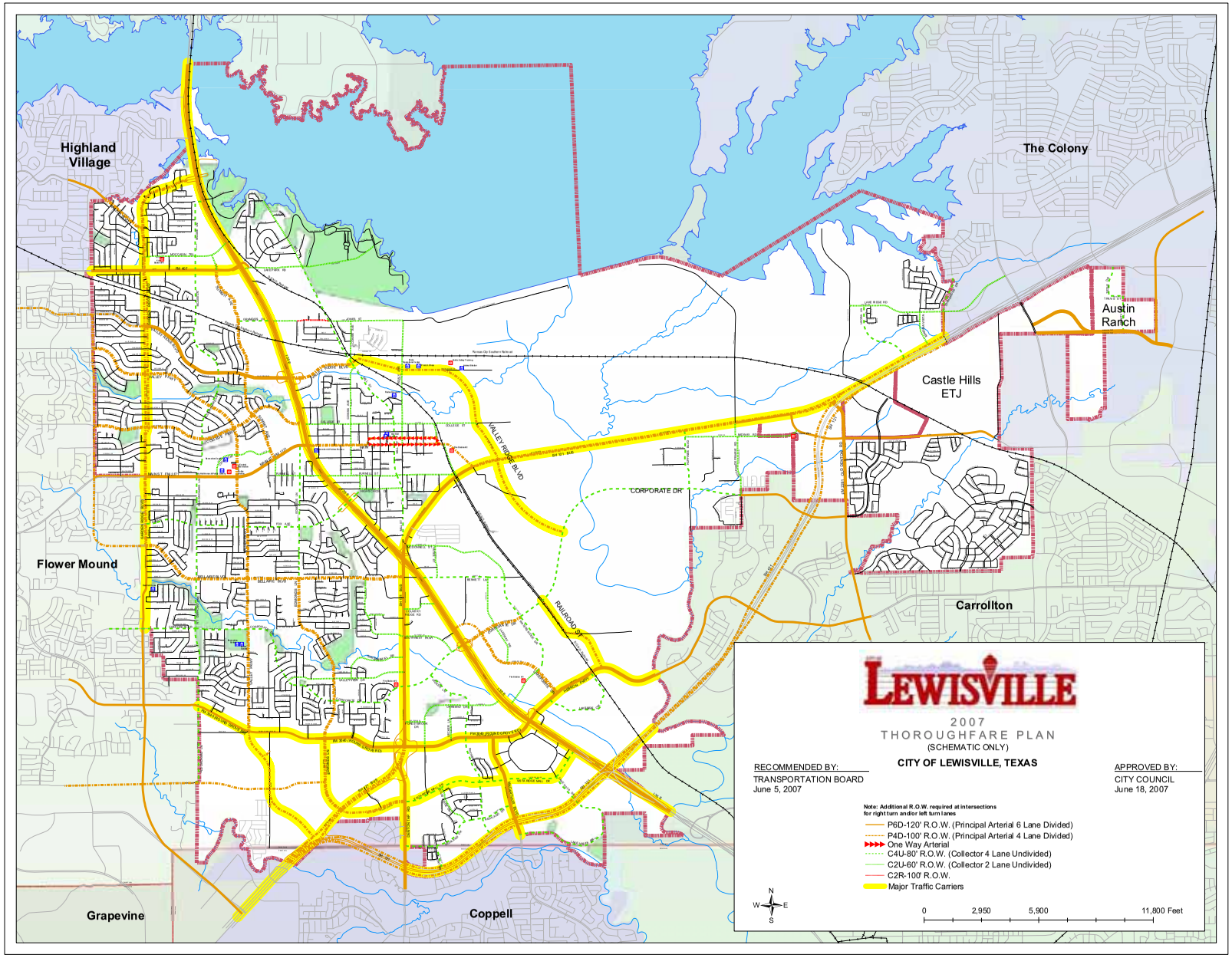
City Parcel Layer: Maintained by DCAD
City Planimetrics: Derived from 2005 Aerials
City Layers: Maintained by Highland Village GIS
County Roads: Maintained by DENCO 911

Map Effective As Of: Official Release
Map Amendments Through: June 1, 2007
Map Print Date: June 1, 2007

Map Prepared by: GIS Administrator
Location: City of Highland Village
Phone: 972-317-5558 ext 115
Email: mwilliams@highlandvillage.org

Disclaimer: Every effort has been made to offer the most current and correct information possible on these maps. The information included on these maps has been compiled by City staff from a variety of sources, and is subject to change without notice. The City of Highland Village makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. Periodical updates to these maps will be made as needed per direction of City Staff.


Shady Shores
Corinth
Lewisville Lake
PROPOSED
SWISHER ROAD
Hickory Creek
Hickory Creek
LEGEND
R-1-10000 SINGLE FAMILY
R-1-7200 SINGLE FAMILY
R-1-6000 SINGLE FAMILY
R-1-4000 MANUFACTURED HOME
R-1-4000C COMMERCIAL MANUFACTURED HOME
R-2 TWO FAMILY
R-3 MULTI FAMILY
C-1 RETAIL
C-2 COMMERCIAL
C-3 COMMERCIAL
M-1 LIGHT INDUSTRIAL
MA MARINA
PD PLANNED DEVELOPMENT
FM-35E BUSINESS CORRIDOR
DOWNTOWN DISTRICT
A - ANNEXATION ORDINANCE
Z - ZONING ORDINANCE
0 500 1000 1500
GRAPHIC SCALE IN FEET
ZONING MAP
City of Lake Dallas, Texas
December 6, 2004
Draft-Revised January 8, 2007
Job # 4559


Highland Village
The Colony
Austin Ranch
Castle Hills ETJ
Flower Mound
Carrollton
Grapevine
Coppell
VALLEY RIDGE BLVD
CORPORATE DR
RAILROAD ST
LEWISVILLE
2007
THOROUGHFARE PLAN
(SCHEMATIC ONLY)
CITY OF LEWISVILLE, TEXAS
RECOMMENDED BY:
TRANSPORTATION BOARD
June 5, 2007
APPROVED BY:
CITY COUNCIL
June 18, 2007
Note: Additional R.O.W. required at intersections for right turn and/or left turn lanes
P6D-120' R.O.W. (Principal Arterial 6 Lane Divided)
P4D-100' R.O.W. (Principal Arterial 4 Lane Divided)
One Way Arterial
C4U-80' R.O.W. (Collector 4 Lane Undivided)
C2U-60' R.O.W. (Collector 2 Lane Undivided)
C2R-100' R.O.W.
Major Traffic Carriers
N
W
E
S
0
2,950
5,900
11,800 Feet

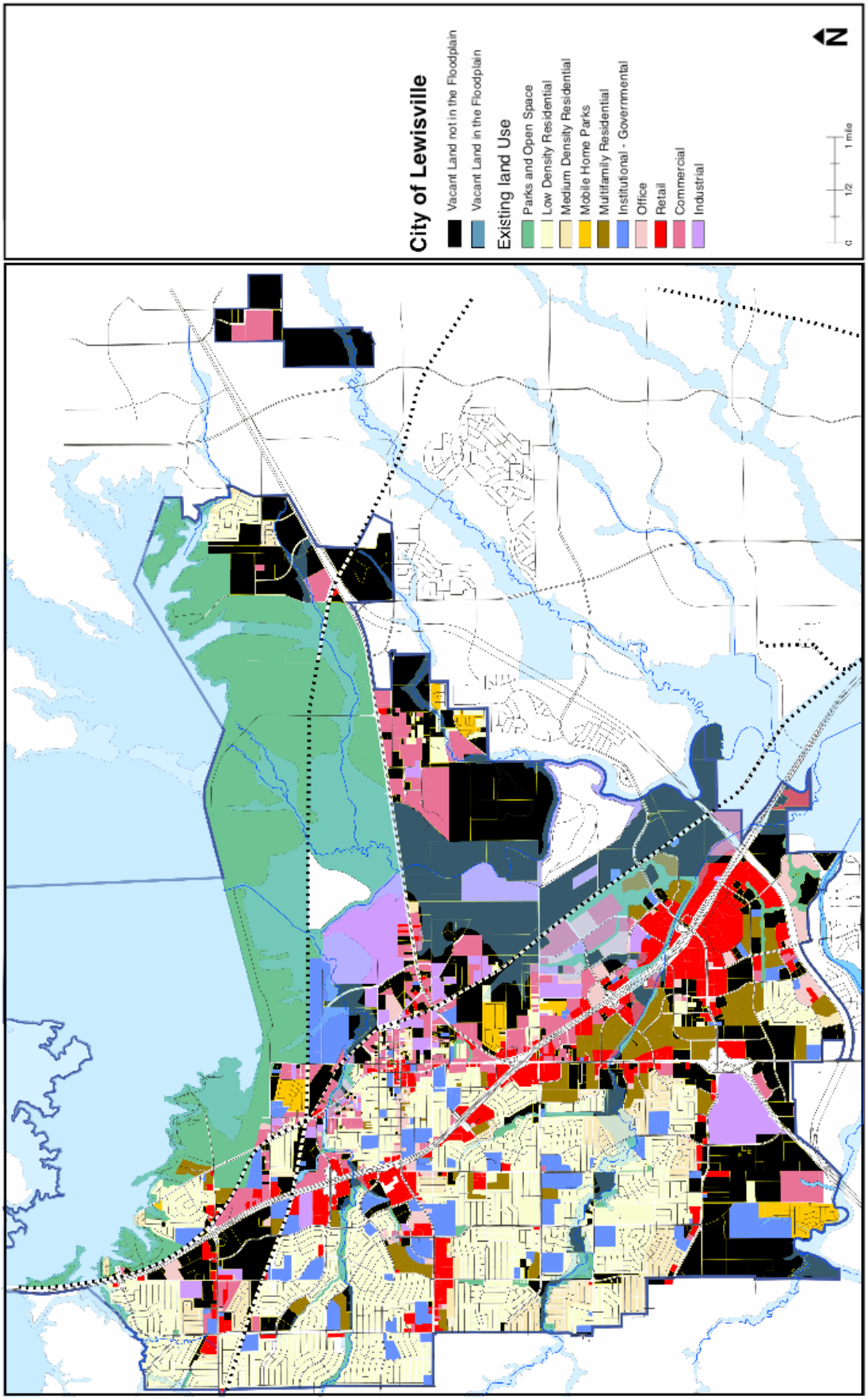


Figure 8: Developable Vacant Land

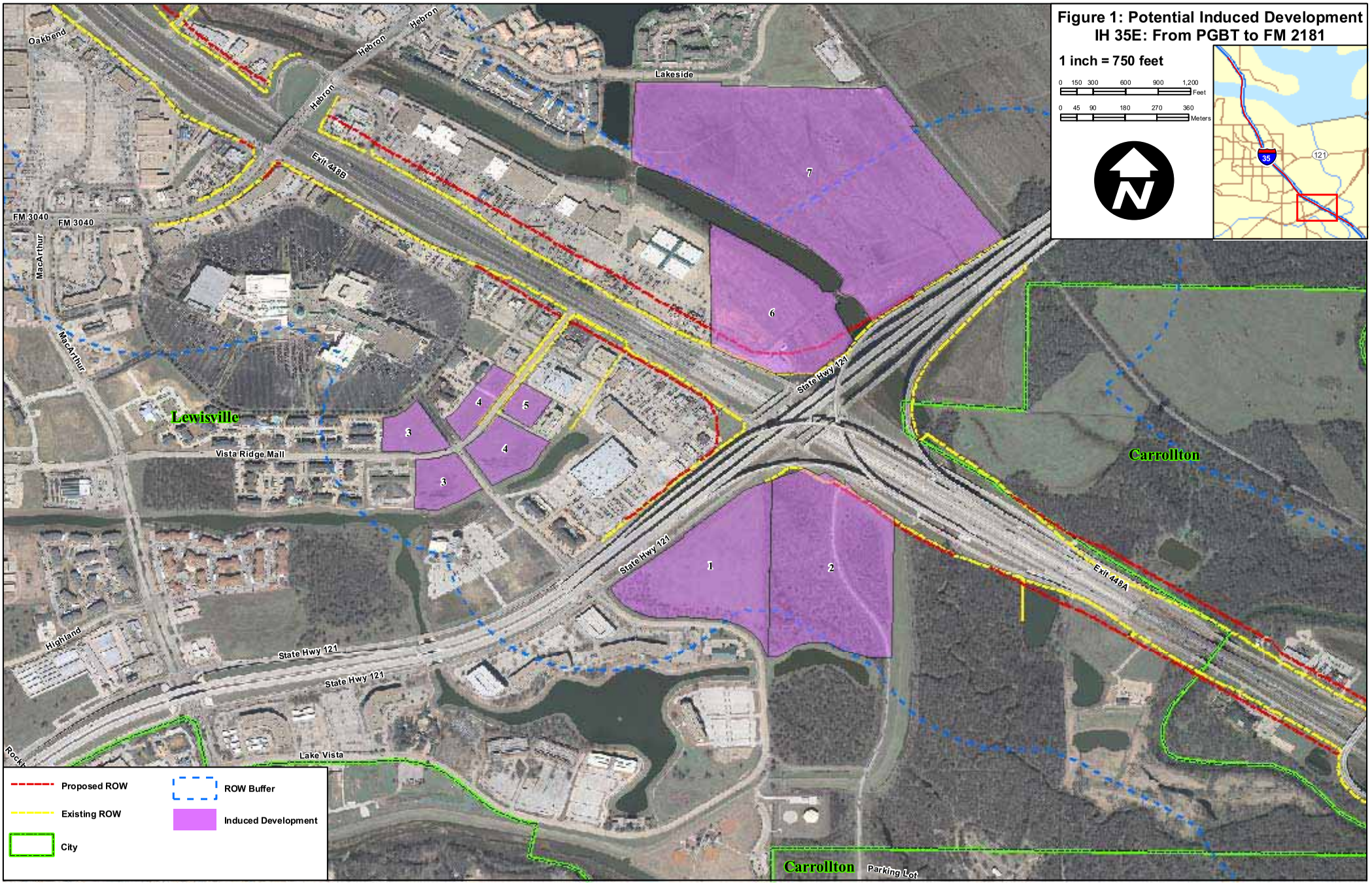


Figure 1: Potential Induced Development
IH 35E: From PGBT to FM 2181
1 inch = 750 feet
0 150 300 600 900 1,200 Feet
0 45 90 180 270 360 Meters
N
35
121
Oakbend
Hebron
Hebron
Hebron
Lakeside
Exit 448B
FM 3040
FM 3040
MacArthur
MacArthur
Lewisville
Vista Ridge Mall
State Hwy 121
State Hwy 121
State Hwy 121
State Hwy 121
Exit 448A
Carrollton
Highland
Lake Vista
Carrollton
Parking Lot
1
2
3
3
4
4
5
6
7
Proposed ROW
Existing ROW
City
ROW Buffer
Induced Development

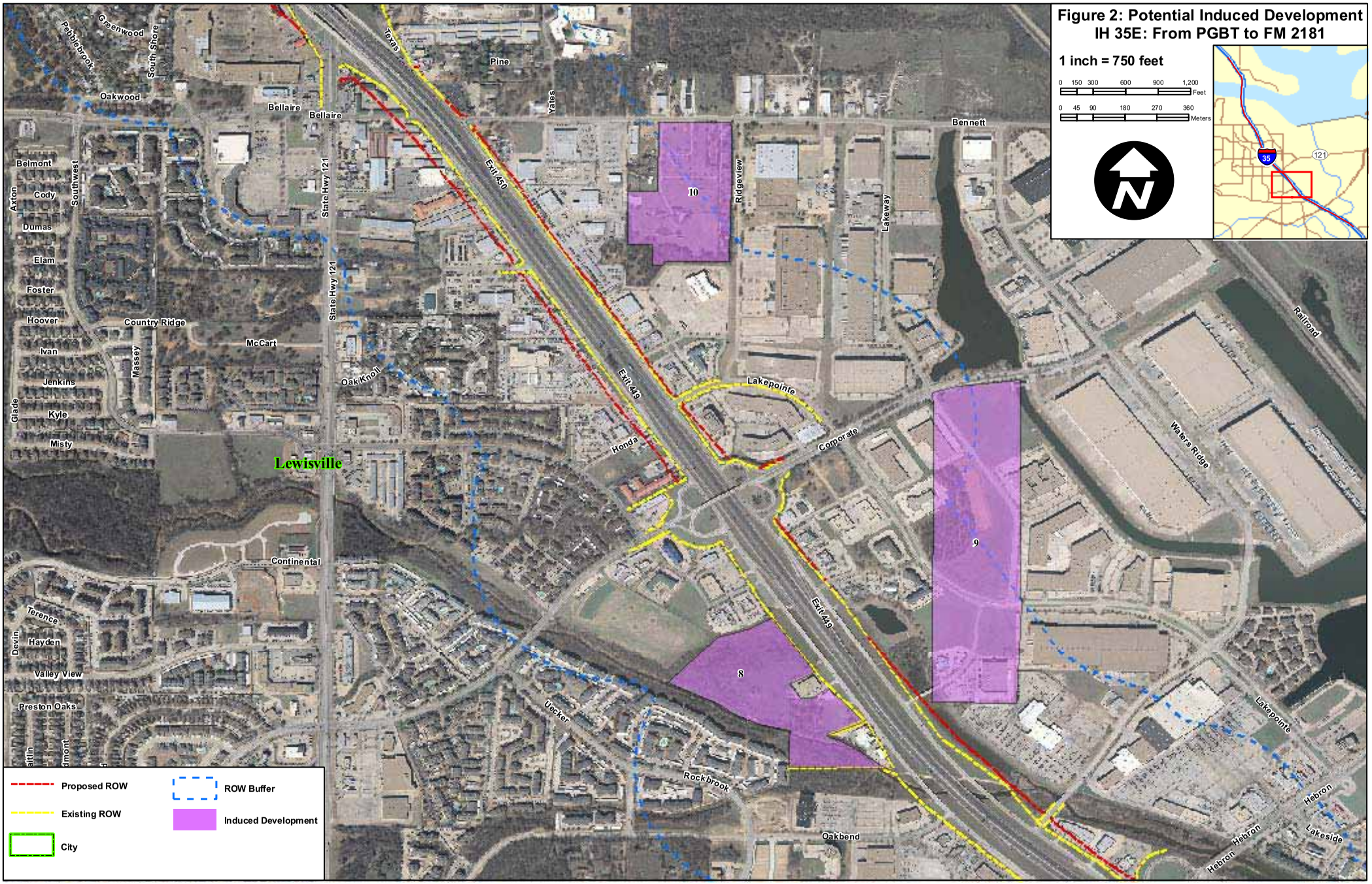


Figure 2: Potential Induced Development
IH 35E: From PGBT to FM 2181
1 inch = 750 feet
0 150 300 600 900 1,200 Feet
0 45 90 180 270 360 Meters
N
35
121
Proposed ROW
Existing ROW
City
ROW Buffer
Induced Development
Lewisville
10
9
8
Pebblebrook
Greenwood
South Shore
Oakwood
Bellaire
Bellaire
Texas
Pine
Yates
Bennett
Ridgeview
Lakeway
Exit 450
Exit 449
Exit 449
State Hwy 121
State Hwy 121
Belmont
Cody
Dumas
Elam
Foster
Hoover
Ivan
Jenkins
Kyle
Misty
Axton
Southwest
Massey
Glade
Country Ridge
McCart
Oak Knoll
Honda
Lakepointe
Corporate
Continental
Terence
Hayden
Valley View
Preston Oaks
Devin
Uecker
Rockbrook
Oakbend
Waters Ridge
Railroad
Lakepointe
Hebron
Hebron
Hebron
Lakeside

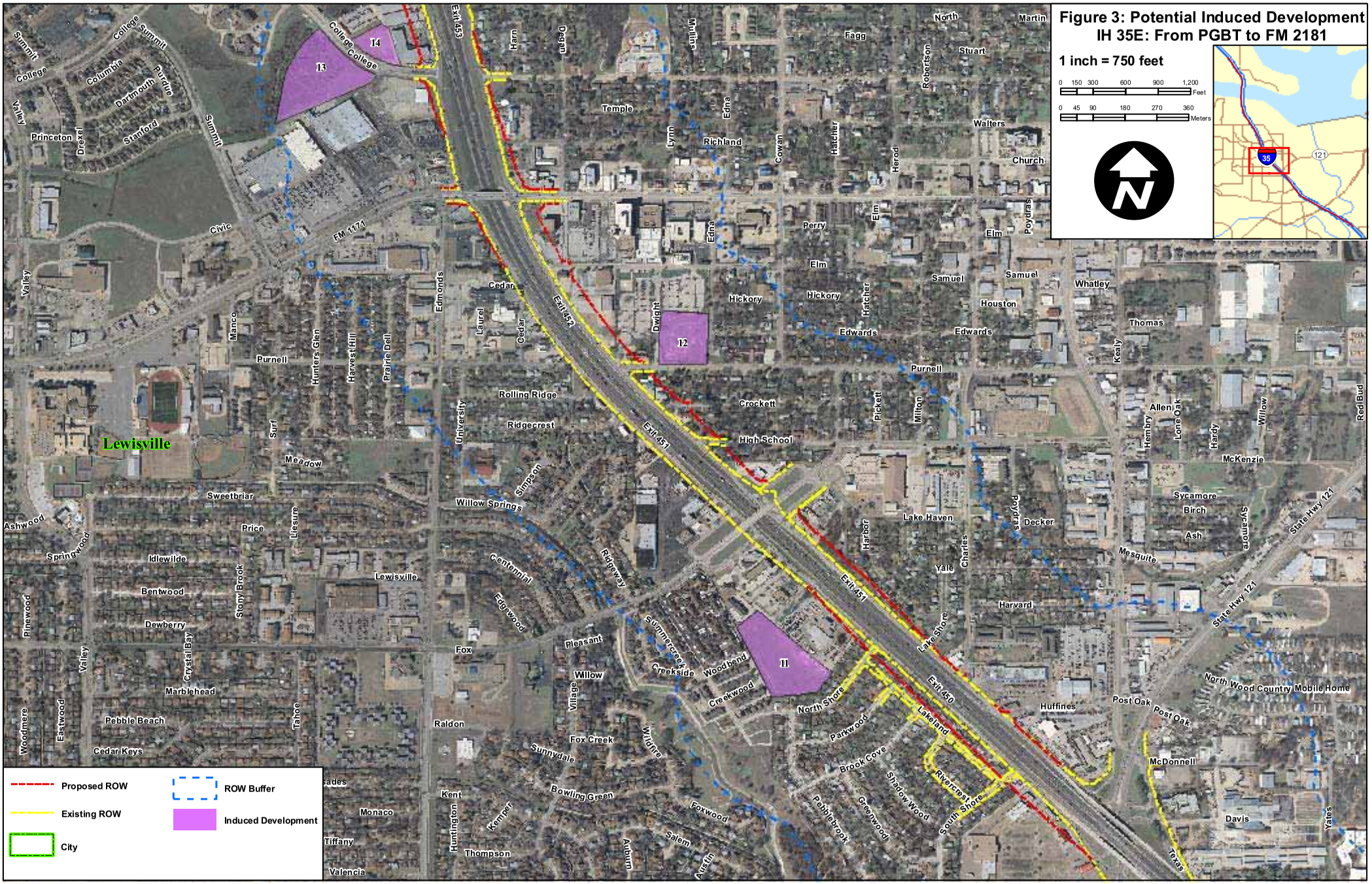


Figure 3: Potential Induced Development
IH 35E: From PGBT to FM 2181
1 inch = 750 feet
0 150 300 600 900 1,200 Feet
0 45 90 180 270 360 Meters
N
35
121
Lewisville
11
12
13
14
Exit 450
Exit 451
Exit 452
Exit 453
Proposed ROW
Existing ROW
City
ROW Buffer
Induced Development

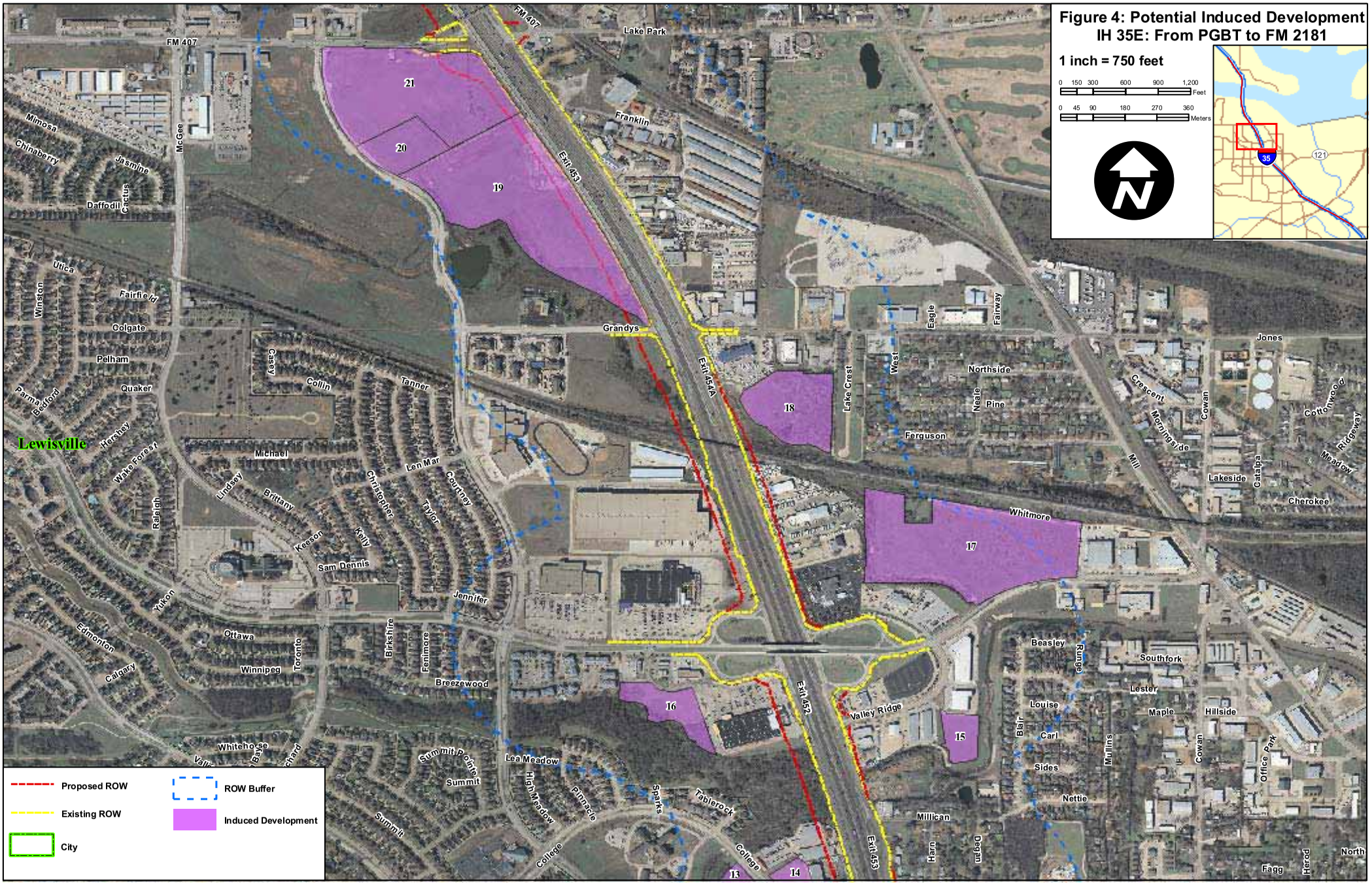


Figure 4: Potential Induced Development
IH 35E: From PGBT to FM 2181
1 inch = 750 feet
0 150 300 600 900 1,200 Feet
0 45 90 180 270 360 Meters
N
35
121
Proposed ROW
Existing ROW
City
ROW Buffer
Induced Development
Lewisville
FM 407
McGee
Mimosa
Chinaberry
Jasmine
Daffodil
Cactus
Utica
Winston
Fairfield
Colgate
Pelham
Quaker
Parma Bedford
Hershey
Wake Forest
Raleigh
Yukon
Edmonton
Calgary
Ottawa
Winnipeg
Toronto
Whitehorse
Lake Park
Franklin
Grandys
Exit 453
Exit 454A
Exit 452
Exit 453
Lake Crest
West
Eagle
Fairway
Northside
Neale
Pine
Ferguson
Crescent
Morningside
Mill
Cowan
Jones
Cottonwood
Ridgeway
Meadow
Catalpa
Lakeside
Cherokee
Whitmore
Beasley
Runge
Southfork
Lester
Maple
Hillside
Louise
Carl
Sides
Nettie
Blair
Mullins
Office Park
Valley Ridge
Millican
Harn
Degan
Fagg
Herod
North
Osey
Colin
Tanner
Michael
Len Mar
Lindsey
Brittany
Christopher
Courtney
Taylor
Keeson
Kelly
Sam Dennis
Jennifer
Birkshire
Fenimore
Breezewood
Summit Pointe
Summit
Lea Meadow
High Meadow
Pinnacle
Sparks
Tableroch
College
13
14
15
16
17
18
19
20
21

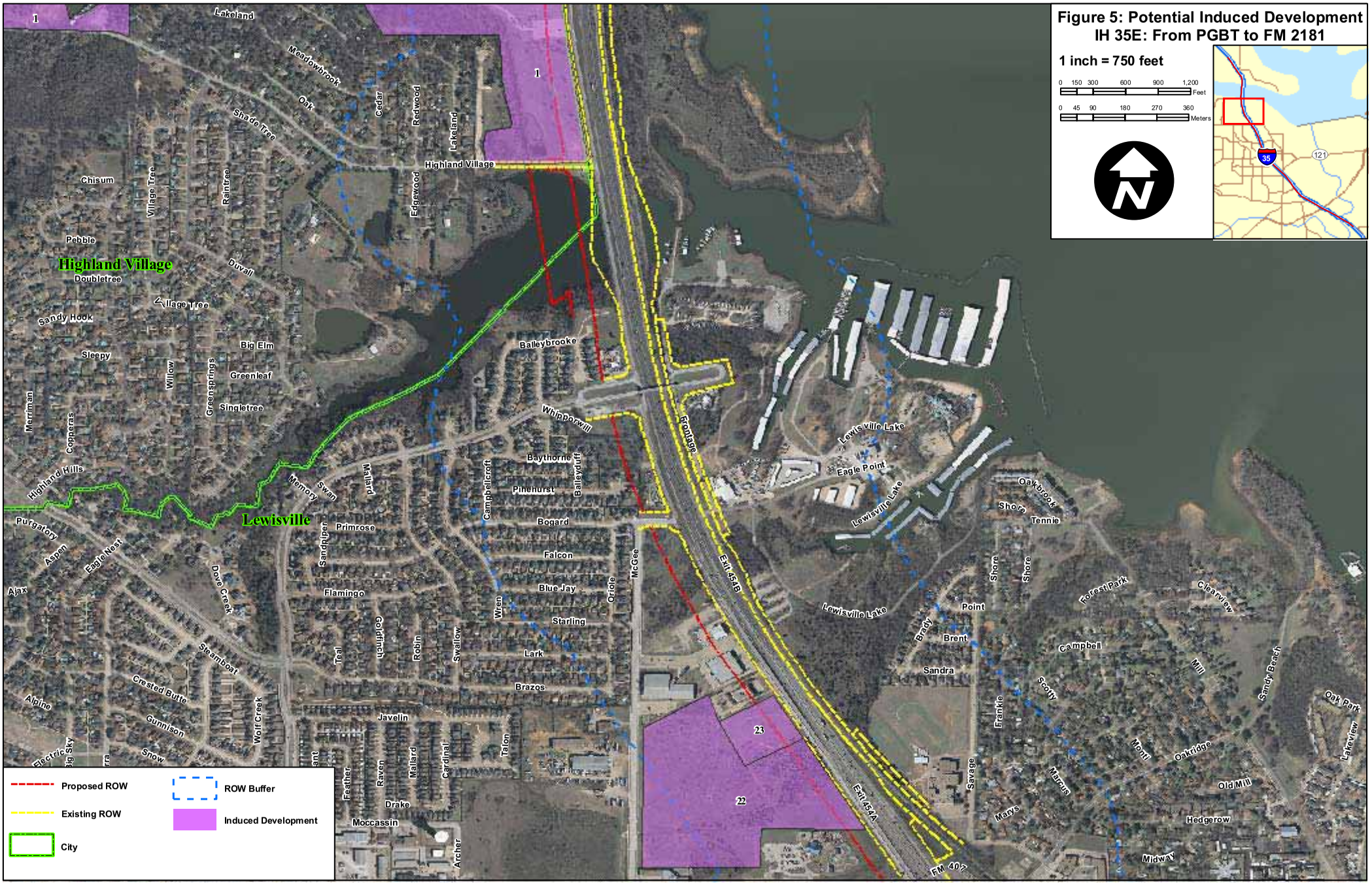


Figure 5: Potential Induced Development
IH 35E: From PGBT to FM 2181
1 inch = 750 feet
0 150 300 600 900 1,200 Feet
0 45 90 180 270 360 Meters
N
35
121
Highland Village
Lewisville
Lakeland
Meadowbrook
Oak
Cedar
Redwood
Shade Tree
Chisum
Village Tree
Raintree
Edgewood
Pebble
Doubletree
Duvall
Sandy Hook
Sleepy
Big Elm
Greenleaf
Willow
Greensprings
Singletree
Merriman
Copperas
Highland Hills
Purgatory
Aspen
Eagle Nest
Ajax
Dove Creek
Steamboat
Crested Butte
Alpine
Gunnison
Snow
Wolf Creek
Electric Sky
Memory
Swan
Mallard
Primrose
Sandpiper
Flamingo
Teal
Goldfinch
Robin
Swallow
Javelin
Feather
Raven
Drake
Moccassin
Cardinal
Talon
Archer
Campbellcroft
Baileybrooke
Whippoorwill
Baythorne
Pinehurst
Bogard
Falcon
Blue Jay
Starling
Lark
Brazos
Wren
Oriole
McGee
Frontage
Exit 454B
Exit 454A
FM 407
Lewisville Lake
Eagle Point
Oakbrook
Shore
Tennis
Point
Brady
Brent
Sandra
Frankie
Scotty
Savage
Marcus
Mays
Forest Park
Clearview
Campbell
Mill
Sandy Beach
Oak Park
Lakeview
Monr
Oakridge
Old Mill
Hedgerow
Midway
1
22
23
Proposed ROW
Existing ROW
City
ROW Buffer
Induced Development

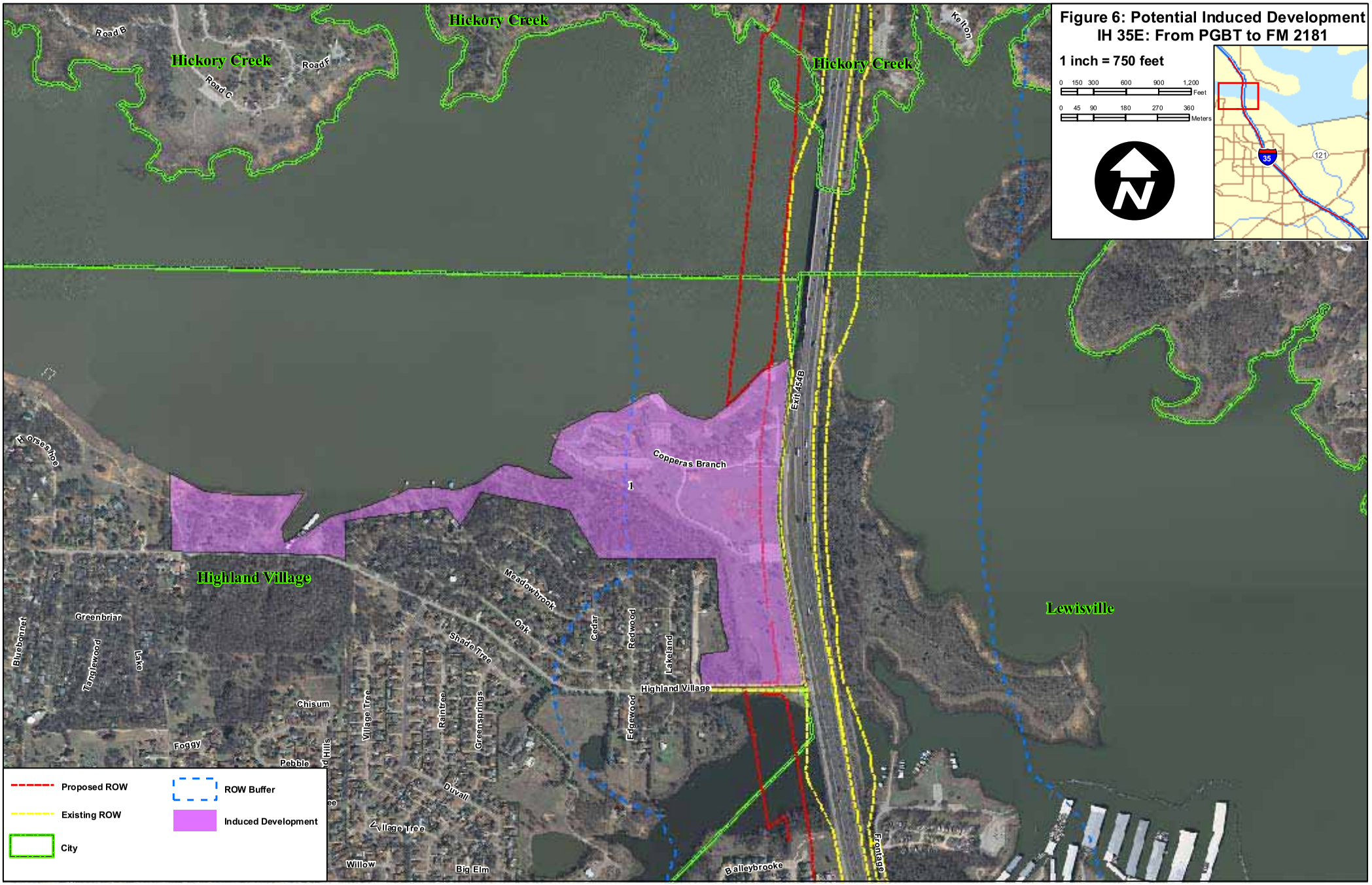


Figure 6: Potential Induced Development
IH 35E: From PGBT to FM 2181
1 inch = 750 feet
0 150 300 600 900 1,200 Feet
0 45 90 180 270 360 Meters
N
35
121
Hickory Creek
Hickory Creek
Hickory Creek
Road B
Road C
Road F
Kelton
Exit 454B
Copperas Branch
1
Highland Village
Lewisville
Horseshoe
Greenbriar
Bluebonnet
Tanglewood
Lake
Chisum
Foggy
Pebble
Village Tree
Raintree
Greensprings
Meadowbrook
Oak
Shade Tree
Cedar
Redwood
Lakeland
Edgewood
Highland Village
Duvall
Village Tree
Willow
Big Elm
Balleybrooke
Frontage
Proposed ROW
Existing ROW
City
ROW Buffer
Induced Development

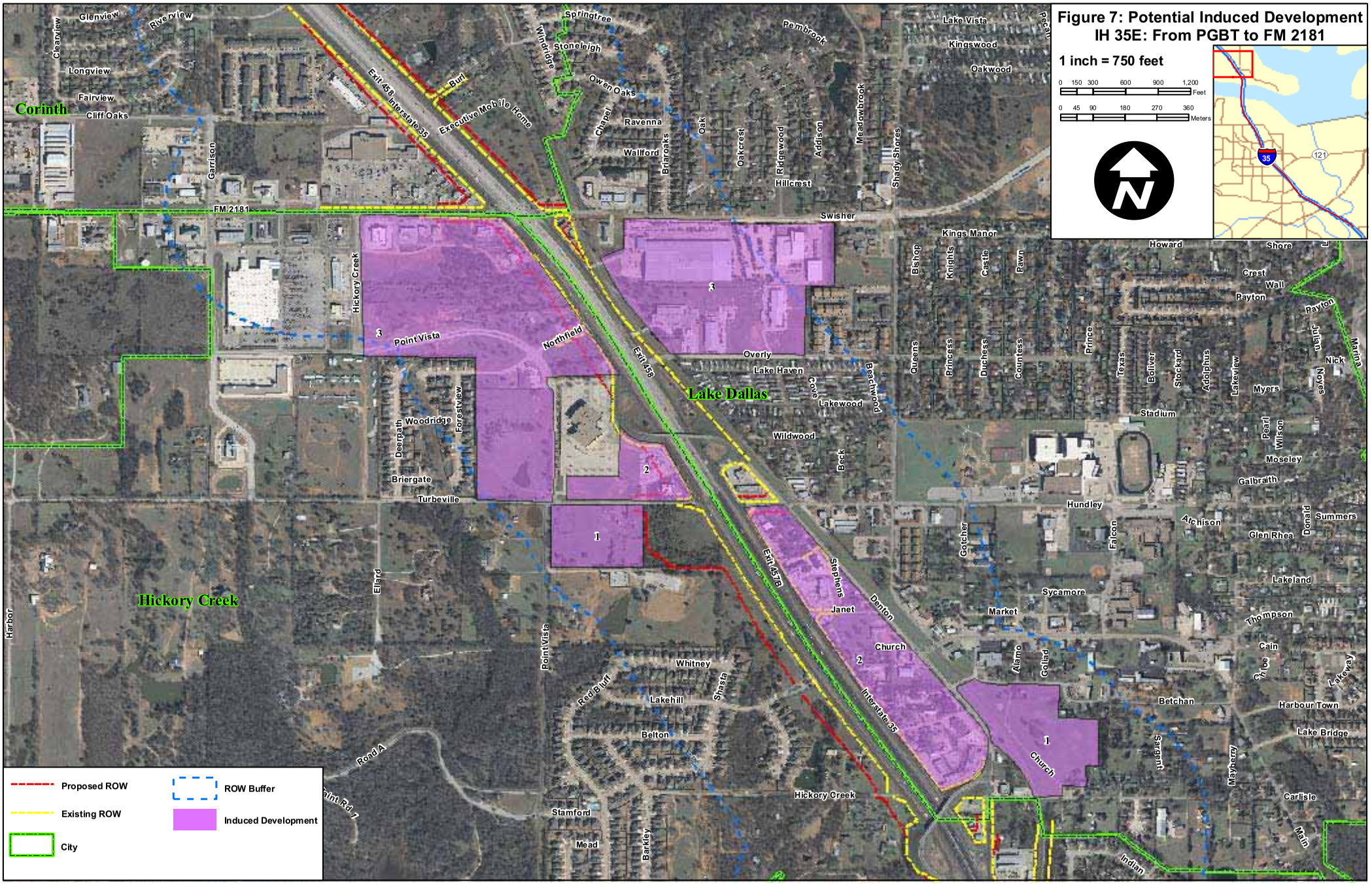


Figure 7: Potential Induced Development
IH 35E: From PGBT to FM 2181
1 inch = 750 feet
0 150 300 600 900 1,200 Feet
0 45 90 180 270 360 Meters
N
35
121
Corinth
Hickory Creek
Lake Dallas
Interstate 35
Exit 458
Exit 457A
Exit 457B
FM 2181
Executive Mobile Home
Point Vista
Northfield
Overly
Lake Haven
Lakewood
Wildwood
Woodridge
Briergate
Turbeville
Hundley
Sycamore
Market
Church
Whitney
Lakehill
Belton
Stamford
Mead
Hickory Creek
Swisher
Kings Manor
Stadium
Moseley
Galbraith
Glen Rhea
Lakeland
Thompson
Cain
Betchan
Harbour Town
Lake Bridge
Carlisle
Indian
Proposed ROW
Existing ROW
City
ROW Buffer
Induced Development
1
2
3

OFFICE OF THE MAYOR
1000 Highland Village Road
Highland Village, TX 75077
972-899-5132 F 972-317-0237
www.highlandvillage.org

April 3, 2009

The Honorable Kay Bailey Hutchison
284 Russell Senate Office Building
Washington, DC 20510

Dear Senator Hutchison:

Thank you for meeting with me on my recent visit to Washington D.C. for the 2nd annual Transportation and Infrastructure Convention. You and your staff continue to provide invaluable assistance to our City and its projects.

The City of Highland Village has been endorsing and supporting proposed project improvements to the I-35E corridor from I-635 to U.S. 380. As part of the mitigation process, we have the opportunity to work with TXDOT and the Corps of Engineers on the redevelopment of Copperas Branch Park as a multi-use regional park. The community will benefit from the mitigation ideas that enhance the park experience and amenities. We have requested from TXDOT that the mitigation measures include a coordinated planning effort with the City of Highland Village. This effort shall result in preparation of a Copperas Branch Master Plan for final approval by all governmental entities affected, including the Army Corps of Engineers and the City of Highland Village.

In order to assure that the park is made whole after the widening of the highway, the City of Highland Village retained the services of a Landscape Design Firm to create a conceptual site master plan. The design firm also reviewed information provided by TXDOT reflecting roadway alignments and access points. Public meetings were held with various groups, including City staff, the Army Corps of Engineers, TXDOT, Denton County Transportation Authority and various special interest groups. The information obtained during this process will be used to address our responses to the draft Section 4(f) document prepared by HNTB.

The City Council took formal action approving a resolution identifying key areas of interest in the park that should be addressed as part of TXDOT's mitigation efforts. A copy of the resolution is attached. Subsequent to the meetings, the design firm prepared a concept master plan that addressed the widening of the highway and reflected possible design solutions necessary to protect the interest of the City.

The City is requesting that you assist the City in the 2010 appropriations process for an amount of $4,700,000 to be issued to the City of Highland Village to assure that all recreational amenities currently within Copperas Branch Park, a USACE property under a lease agreement with the City, lost due to the I-35E widening can be restored. Restoration of these amenities will require the purchase of property offsite. Highland Village is a small community near built out conditions. There is a limited amount of land available for the recreational amenities.

One property is in near proximity to the impacted site, contiguous with I-35 E, and would have the land area needed for the recreational amenities. Those amenities shall include at a minimum: two adult soccer fields; a baseball/softball fourplex; a concession/restroom facility; roadways; and parking. In addition, the site has been developed for premier, special events and an extensive amount of electrical work has been installed to support event activities.

In addition, the I-35E widening eliminates the park entrance. The only desirable location for a new park entrance will necessitate purchase of property, an extensive amount of engineering and design, and construction of a vehicular and pedestrian bridge. Funds appropriated as part of this request should include costs associated with the park entrance as well as restoration of the recreational components as described herein.

We appreciate any assistance you can give to the City for this endeavor. We look forward to the opportunity to work with you on this project. Please call me so that I can provide additional information for this request.

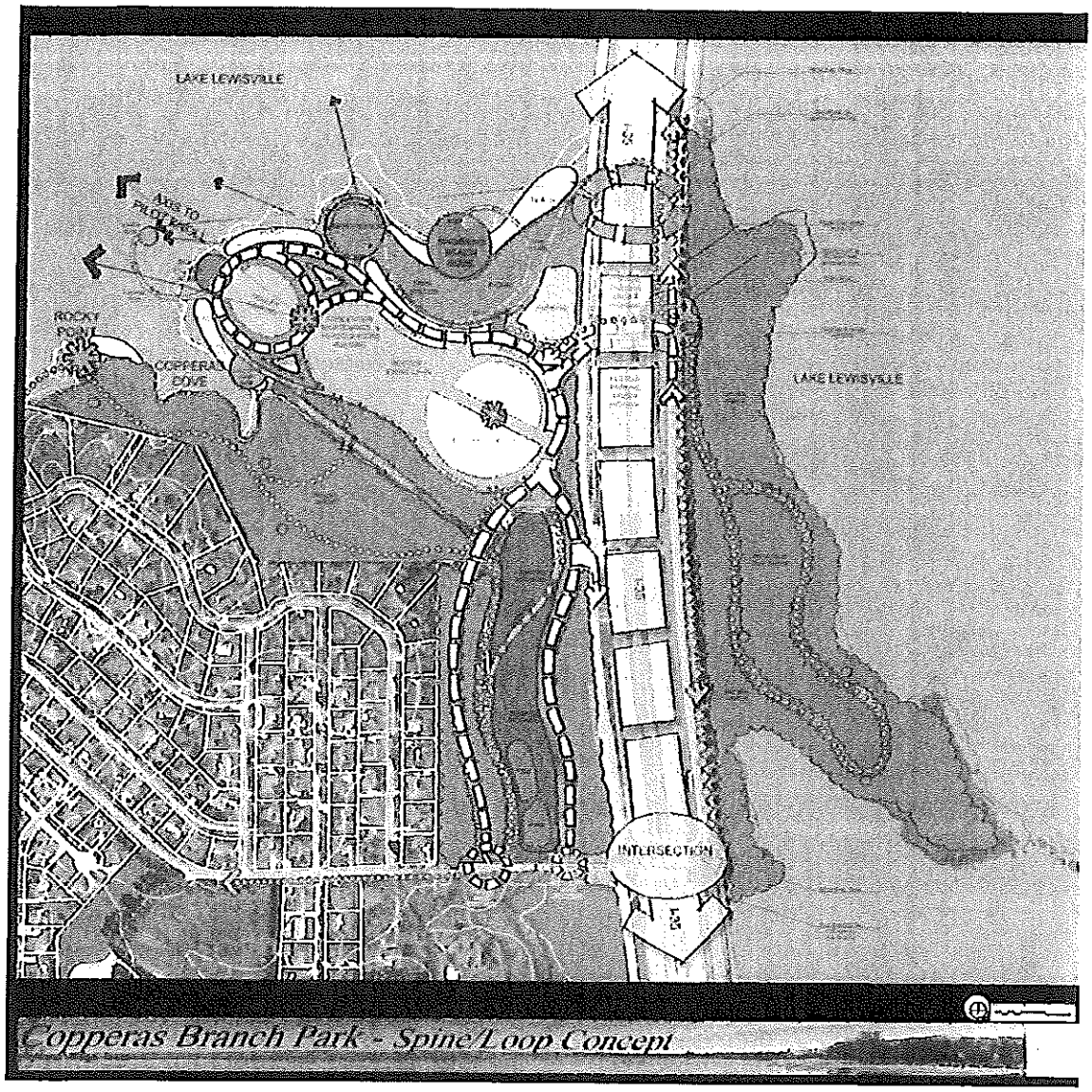
Sincerely,

Dianne Costa

Dianne Costa
Mayor

Enclosure

Copperas Branch Park – Spine/Loop Concept



"Lakeside Community of Choice"