

MINUTES OF A MEETING OF THE ZONING COMMISSION OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD REMOTELY THROUGH TELECONFERENCE, ON WEDNESDAY, MARCH 25, 2020, AT 4:00 P.M. TO CONSIDER A REQUEST TO AMEND THE TOWN'S ZONING ORDINANCE BY COMBINING 4300 AND 4304 LORRAINE AVENUE INTO ONE BUILDING SITE.

Present at the meeting were: Margaret Keliher, Chair, and Commission Members Brian Ficke, Alison Hunsicker, Rick Jones and Carolyn Seay.

Madam Chair Keliher called the meeting to order and explained the procedure the Commission would follow in considering the request. She stated because of the COVID-19 pandemic, and social distancing orders, and in accordance with an order from the Office of the Governor issued on March 16, 2020, this meeting is being conducted and heard through a remote teleconference call.

Kirk Smith, Assistant Director of Town Services, explained that in 2005, the Town Council approved an ordinance providing standards for combining building sites, specifically limiting such combination of properties to only one time, and making combined building sites permanent and irreversible in perpetuity. This ordinance was reviewed with the owner of the properties at 4300 and 4304 Lorraine Avenue. The rezone/replat application was received on January 27, 2020, and the Town Council referred the request to the Zoning Commission on February 18, 2020. If this proposal is approved, a replat process will be required to complete the combining of the building sites.

Mr. Smith explained that he will reference the physical packet with all information regarding this case that was sent to the Zoning Commission members and posted on the Town website on March 6, 2020. The applicant, Kenneth E. Aboussie, Jr. and Kamela H. Aboussie, currently reside at 4425 Lorraine and purchased 4300 and 4304 Lorraine with plans to construct a new residence on the combined building site. He provided a letter which explained their goal of constructing a family home in traditional brick "Old Highland Park" architectural style. If this proposal is approved and the properties are eventually platted together, the combined total frontage of the new single property will be 150' wide by 167.5' deep.

Mr. Smith concluded the presentation with a statement that on March 11, 2020, the requisite notice of the meeting was mailed to property owners located within two hundred feet (200') of the subject properties and on March 20, 2020, the agenda was posted on the bulletin boards at Town Hall. An amended agenda was posted on the bulletin boards at Town Hall on March 22, 2020 to announce the details for the teleconference call.

Madam Chair Keliher asked for questions and/or comments from the Zoning Commission, to which there was no response.

Madam Chair Keliher asked if the applicant wanted to make a presentation or add any comments.

Mr. Aboussie said that his intent is to build his family home in the similar traditional style of the surrounding neighborhood and the Highland Park community. He appreciates everybody's efforts in making this teleconference call.

Madam Chair Keliher asked if any letters in favor of the request were received, to which Mr. Smith replied in the negative.

Madam Chair Keliher asked if anyone on the teleconference call wished to speak in favor of the request, to which there was no response.

Madam Chair Keliher asked if any letters in opposition of the request were received, to which Mr. Smith replied in the negative.

Madam Chair Keliher asked if anyone on the teleconference call wished to speak in opposition of the request, to which there was no response.

On a motion by Alison Hunsicker, seconded by Carolyn Seay, the Zoning Commission voted unanimously to recommend approval to the Town Council of a request to amend the Town's Zoning Ordinance to combine 4300 Lorraine Avenue and 4304 Lorraine Avenue into one building site within Zoning District D.

Kirk Smith stated that the Town Council will conduct a public hearing to receive the recommendation of the Zoning Commission and consider final action on the request.

Madam Chair Keliher asked for guidance on the second agenda item. Mr. Smith explained that the second agenda item, being a closed session item pertaining to security within the meeting chamber, required the Commission's attendance and therefore would be deferred to a future meeting.

Being no further items on the Agenda, Madam Chair Keliher asked for a motion to adjourn. On a motion by Alison Hunsicker, seconded by Rick Jones, the Zoning Commission voted unanimously to adjourn. There being no further business to come before the Zoning Commission the meeting was adjourned at 4:11 p.m.

APPROVED on this 13 day of April 2020.

BY:

*(Approved via e-mail 4-13-2020)*

Margaret Keliher  
Chair

ATTEST:



Kirk Smith  
Assistant Director of Town Services