

MINUTES OF A MEETING OF THE ZONING COMMISSION OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD REMOTELY THROUGH TELECONFERENCE, ON WEDNESDAY, AUGUST 26, 2020, AT 4:00 P.M. TO CONSIDER A REQUEST TO AMEND THE TOWN'S ZONING ORDINANCE BY COMBINING 3600 AND 3606 ST. JOHNS DRIVE 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 3600 and 3606 St. Johns Drive. The rezone/replat application was referred by the Town Council to the Zoning Commission on July 21, 2020. If this proposal is approved by the Town Council, a replat process will be required to complete the combining of the building sites.

Mr. Smith explained that the property owner resides at 3606 St Johns Drive. They purchased the property at 3600 St. Johns Drive in May 2019 and razed all improvements on the lot in February 2020. If approved, the property owner plans to construct a detached accessory building and swimming pool on the combined building site to provide a yard for outside enjoyment to their residence.

Mr. Smith concluded the presentation with a statement that on August 18, 2020, the requisite notice of the meeting was mailed to property owners located within two hundred feet (200') of the subject properties and on August 21, 2020, the agenda was posted on the bulletin boards at Town Hall.

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. and Mrs. Atkinson began by stating that they were grateful for the Commission and Council considering their request. Mrs. Sewell-Atkinson said that she had resided in the Town of Highland Park all her life and was excited to have acquired these properties just down the street from where she grew up. She added that the extra space was planned for a yard to raise their children which is lacking on the property at 3606 St. Johns Drive.

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 3600 St. Johns Drive and 3606 St. Johns Drive into one building site within Zoning District C.

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.

Being no further items on the Agenda, Madam Chair Keliher asked for a motion to adjourn. On a motion by Alison Hunsicker, seconded by Carolyn Seay, the Zoning Commission voted unanimously to adjourn. There meeting was adjourned at 4:12 p.m.

APPROVED on this 9th day of September 2020.

BY:



Margaret Keliher  
Chair

ATTEST:



Kirk Smith  
Assistant Director of Town Services