

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS HELD REMOTELY THROUGH VIDEO/TELECONFERENCE, ON WEDNESDAY, NOVEMBER 11, 2020, AT 8:30 A.M. TO CONSIDER A REQUEST FROM THE PROPERTY OWNER OF 4405 HIGHLAND DRIVE TO CONSTRUCT AN ADDITION FOR THE SINGLE-FAMILY RESIDENCE FOR TWO CAR GARAGE.

Present at the meeting were: Chairman Chuck Reeder, Board Members Sheri Baer, Stacey Furst, Steve Swenson and Alternate Board Members Cynthia Beard and Joan Clark. Board Member Don Snell was absent from the meeting.

Chairman Chuck Reeder called upon Alternate Member Joan Clark to serve in the absence of Don Snell and further introduced the members of the Board, and Matthew Boyle, Town Attorney. The meeting was called to order and Chairman Reeder explained the procedure the Board would follow in considering the request. He explained that for any request to be approved, an affirmative vote from at least four (4) members is required. He 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 video/teleconference call.

Matthew Boyle described the case being considered. He began by stating that Brigham and Caitlin Wilson are the owners of 4405 Highland Drive. The property owners applied for a permit to construct an attached garage to the existing residence that is planned for remodeling. Currently there is no garage on this property. Total lot coverage is limited to 30% of the land area with a building footprint in this district. However, the height of the main building is allowed to be 2-1/2 stories. This district typically encompasses the building sites with larger land areas throughout Town. For historical purposes, in 2017 the neighboring property to the south of this site, and in the same zoning district, appealed to the Board for a new dwelling to be built which encompassed 39.8% of the land area. The appeal was granted due to its smaller land area compared to other properties on the block in the same zoning district. If this variance were approved, no future change(s) to the building(s) could occur without additional consideration by the Board.

Mr. Boyle continued with the presentation showing the proposed site plan. A 3.1% lot coverage variance is requested for a maximum of 33.1% with the total building footprint at 4405 Highland Drive, Part of Lot 7 and Part of Lot 8, Block 31, Highland Park Addition, Second Installment. This property exists in a "B" single-family zoning district which is limited to a maximum of 30% total lot coverage. The owners request permission to construct a 2-car garage which will exceed the maximum lot coverage, therefore a 3.1% (518 square feet) variance is requested.

Chair Reeder asked to confirm that the request is for a total coverage of 33.1% not 40% as allowed in the "C" single-family zoning district. Mr. Boyle confirmed that was correct.

Chairman Reeder asked for questions and/or comments for Mr. Boyle from the Board Members to which there was no response. Next, Chairman Reeder asked if the applicant would like to address the Board or make a presentation.

Mr. Wilson thanked the Board for taking the time to visit today and for their consideration of his request. He agreed with the explanation and presentation made by Mr. Boyle. Mr. Wilson added

that his growing family, four children and expected their fifth, live at the property and this garage would assist the family not only during storms, but also could relieve some parking on the street. He stated that he has spoken to all the neighbors and they have given him verbal support.

Chairman Reeder asked if anyone on the Board had questions or comments for Mr. Wilson to which there was none.

Chairman Reeder asked if any letters of support were received to which Mr. Boyle replied in the negative.

Chairman Reeder asked Mr. Boyle if anyone in the audience or on the call wanted to speak in support of the request, to which there was no response.

Chairman Reeder asked Mr. Boyle if any correspondence had been received in opposition of this request, to which Mr. Boyle replied in the negative.

Chairman Reeder asked Mr. Boyle if anyone in the audience or on the call wanted to speak in opposition to the request, to which there was no response.

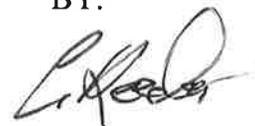
Chairman Reeder asked for additional questions and/or comments from the Board of Adjustment, to which there was no response.

On a motion by Stacey Furst, seconded by Steve Swenson, the Board of Adjustment voted unanimously to recommend approval to the Town Council of a request to construct an addition for the single-family residence of 4405 Highland Drive for two car garage and a coverage variance of 3.1% (from 30% to 33.1%).

Being no further items on the Agenda, Chairman Reeder asked for a motion to adjourn. On a motion by Steve Swenson, seconded by Stacey Furst, the Zoning Commission voted unanimously to adjourn. There being no further business to come before the Zoning Commission the meeting was adjourned at 8:59 a.m.

APPROVED on this 20th day of November 2020.

BY:



Chuck Reeder
Chairman

ATTEST:



Joanna Mekeal
Town Secretary