

MINUTES OF AN ONLINE MEETING OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD VIA VIDEOCONFERENCE, AT 8:00 A.M. ON TUESDAY, JANUARY 19, 2021.

Joanna Mekeal, Town Secretary, explained that as provided by the State of Texas, this online Town Council meeting could be viewed online or listened to by telephone, and gave the toll-free and alternate telephone numbers, the access number for citizens to call, and the website link to view the meeting. The public was provided an opportunity to email a question or comment, which closed at 3:00 p.m. on Monday, January 18, 2021.

Mrs. Mekeal conducted a roll call of the Town Council Members. Present at the meeting were Mayor Margo Goodwin, Mayor Pro Tem David Dowler, and Town Council Members Jimmy Grisham, Marc Myers, Lydia Novakov, and Craig Penfold.

Mayor Goodwin introduced herself, called the work session to order at 8:02 a.m., and asked if any Town Council Members wished to discuss any of the items on the Regular Agenda. Hearing none, Mayor Goodwin closed the work session at 8:02 a.m.

Council Member Grisham gave the Invocation.

Mayor Goodwin asked if anyone calling in wished to address the Town Council and explained that the Town Council may not discuss or make decisions on items not listed on the agenda. Issues raised may be referred to staff for research and possible future action. At this time, Matthew Masters shared that he filed a claim against the Town with Texas Municipal League Intergovernmental Risk Pool, and he believes the claim process is taking too long to conclude. He also stated that he will conduct a peaceful protest throughout the Town; he plans to drive a vehicle around the Town and play a recording of his encounter with a police officer. The Mayor asked if anyone else had a public comment. Kevin Rush, 4316 Livingston Avenue, asked if combining 4305 and 4309 Livingston Avenue into one building site was going to be discussed at today's meeting. The Mayor confirmed it will be discussed. The Mayor asked if anyone else would wish to make a comment, to which there was none.

RECOGNITION

Recognition of the Certificate of Achievement for Excellence in Financial Reporting. Steven Alexander, Director of Administrative Services and Chief Financial Officer, stated that the Government Finance Officers Association of the United States and Canada has awarded the Certificate of Achievement for Excellence in Financial Reporting to Town of Highland Park for its comprehensive annual financial report for the fiscal year ended September 30, 2019. To receive this award, the Town is required to provide full disclosure financial reporting. While the Town is required to provide an annual audit each year, it is not required of the Town to put together a comprehensive financial report. The Town has received this award for the past thirty-seven (37) years. The Mayor congratulated Mr. Alexander and the Finance Department and thanked the employees for their hard work.

PUBLIC HEARING

Conduct a public hearing a request to amend the Town's Zoning Ordinance by combining 4305 and 4309 Livingston Avenue into one building site. Matthew Boyle, Town Attorney, stated on September 15, 2020, the Town Council referred to the Zoning Commission a request from the owner of the properties at 4305 and 4309 Livingston Avenue to combine the two single-family building sites into one building site. On October 28, 2020, the Zoning Commission conducted a public hearing to receive public comments and review the request, which resulted in a recommendation for denial by the Zoning Commission with two members voting against the motion. Many of the correspondents of this case refers to the congested parking issue. Mr. Boyle advised that while parking is important, it is a separate issue to what is requested from the Town Council today. If approved, the combination of the lots will be permanent and cannot be reversed. The Mayor asked if any citizens would like to make a comment or ask a question.

Austin Neuhoff, builder and representative of the owner, stated that this request was denied in a meeting by the Zoning Commission due to the parking concern. After the meeting, Mr. Neuhoff had several conversations with the neighbors and many of the neighbors who were originally against the combination lot are now in agreement that the combined lot will help ease the parking congestion on the block. Mr. Neuhoff stated this combined lot will benefit the neighbors on this block for several reasons: (1) there will be one less household to have cars parked in front of the house; (2) it will provide less density; (3) it will increase in property house value on the block; (4) there will be only one construction project instead of two. Mr. Neuhoff added that although parking is important, he believes it is a separate issue from combining the lots.

Dave Terek, property owner of 4305 and 4309 Livingston Avenue, agreed with everything Mr. Neuhoff's statement.

Kevin Rush, 4316 Livingston Avenue, stated he and his wife have lived on Livingston Avenue for over twenty-eight (28) years and have welcomed new homes and neighbors. He virtually attended the Zoning Commission meeting when combining the of lots 4305 and 4309 Livingston Avenue was discussed. He believes this proposal should not be approved. The neighborhood, north of Beverly, has many new homes that have been built on sixty (60) or sixty-five (65) foot frontage lots and those are proportionate to the neighborhood. There are areas where it is appropriate to combine lots, however he did not believe it is appropriate to combine lots on this block. Mr. and Mrs. Rush asked for this request to not be approved.

Kate Schoonover, 4304 Livingston Avenue, stated she lived here for forty-three (43) years, she confirmed with Mr. Neuhoff's previous statement of the positive impacts it will bring to the neighborhood. She believed the request to combine the lots should be approved.

Jim Mills, 4311 Livingston Avenue, stated he lives directly next door to the project. He agrees with Mr. Neuhoff's previous statement and he was in favor for the combined lots.

Jay Edwards, 4344 Livingston Avenue, spoke in favor to combine the two lots for three reasons: 1) it will reduce the number of families competing for street parking; 2) 4305 Livingston Avenue

has been in disrepair since 2013 and is unattractive; and 3) 4309 Livingston has been vacant for some time and the lot collects trash. Mr. Edwards was in favor of combining the lots.

The Mayor asked if any citizens would like to make a comment or ask a question, to which there were none. The Mayor then asked if the Town Council had any questions. Council Member Penfold asked if this approval could be contingent on having a circular driveway to help relieve the parking issue. Mr. Boyle replied it cannot be contingent, but the applicant does have the ability to construct a circular drive.

CONSENT AGENDA

On a motion by Council Member Penfold, seconded by Council Member Myers, the Town Council voted unanimously to approve Items A. through C. on the Consent Agenda. Prior to the vote, Mayor Goodwin explained that the Town Council reviewed these items prior to the meeting. She asked if any Town Council Member wished to ask questions or make any revisions or corrections, to which there was no response.

- A. Consider approval of a professional services agreement with Kimley-Horn and Associates, Inc. for the preparation of Phase I of the Master Drainage Plan.*
- B. Consider approval of the minutes of the Town Council meeting held on January 5, 2021.*
- C. Consider approval of the minutes of the Town Council study session held on January 5, 2021.*

MAIN AGENDA

Consider approval of an ordinance amending the Town's Zoning Ordinance by combining 4305 and 4309 Livingston Avenue into one building site and adding 4307 Livingston Avenue as a combined building site in Subsection 26-101(b). The Mayor asked if the Town Council had any questions. Council Member Myers commented that there is a lot of focus on the parking issue, a lot of the residents who wrote letters or spoke mentions the parking issue and hopes the combined lots will resolve the issue. Council Member Novakov stated that she drove by the area and believes this is a similar parking issue that the block of 4200 Livingston Avenue which was presented to Town Council recently. Mayor Pro Tem Dowler asked if this is the first lot to be combined on this block. Bill Lindley, Town Administrator, stated staff would need to research that question. The Mayor asked is there a reason to deny or approve combining these lots, parking issues aside. Council Member Penfold agreed that these are two separate issues, and the parking issue will need to be addressed at a future meeting. On a motion by Council Member Penfold, seconded by Council Member Myers, the Town Council voted unanimously to approve Ordinance No. 2076 amending the Town's Zoning Ordinance by combining 4305 and 4309 Livingston Avenue into one building site and adding 4307 Livingston Avenue as a combined building site in Subsection 26-101(b).

ORDINANCE NO. 2076

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS AMENDING CHAPTER 14 ZONING, ARTICLE 14.02 ZONING ORDINANCE EXHIBIT A, SECTION 4 ZONING DISTRICT MAP, OF THE CODE OF ORDINANCES OF THE TOWN OF HIGHLAND PARK, TEXAS, BY COMBINING 4305 AND 4309 LIVINGSTON AVENUE INTO A ONE BUILDING SITE; AMENDING SECTION 26-101(B) TO INCLUDE 4307 LIVINGSTON AVENUE AS A COMBINED BUILDING SITE; PROVIDING CONDITIONS; PROVIDING A VALIDITY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Mayor Goodwin adjourned the Town Council meeting at 8:50 a.m.

Approved on this the 2nd day February 2021.

APPROVED:



Margo Goodwin
Mayor

ATTEST:



Joanna Mekeal
Town Secretary