



***Town of Highland Park, Texas***

**PUBLIC HEARING  
Board of Adjustment**

**AGENDA**

**8:30 A.M.**  
**Wednesday, February 9, 2022**

**4700 Drexel Drive**  
**Town Council Chambers**

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**I. CALL TO ORDER**

**II. PUBLIC HEARING**

- III.** Conduct a public hearing and consider final action on three requests for a property located at 3606 St John's Avenue to construct a detached accessory pool house located in the rear yard. First, to allow a plate height greater than 12 feet 6 inches located in the rear 40 feet of the lot. Section 8-601(1) prohibits any structure located within 40 feet of the rear property line to have a plate height exceeding twelve feet six inches in all zoning districts. Second, to allow a porch area greater than 30 inches above grade located in the rear 40 feet of the lot. Section 8-601(9) prohibits a deck and/or porch area more than 30 inches above grade in the B through E and F zoning districts. Last, to allow a fence to be constructed in front of the front building line. Section 15-101 prohibits any fence or wall to be erected or placed in front of the required front yard line in A through H and CC zoning districts.

- IV.** Conduct a public hearing and consider final action on a request to Section 8-401 of the Town's Zoning Ordinance to construct a two-story single-family project with a front setback of 26 feet to the back of the sidewalk located at 4508 Edmondson Avenue. Section 8-401 of the Zoning Ordinance states in all zoning districts the minimum required front yard shall be the average front setback for the entire block as determined by measuring the setbacks of the main buildings on one side of the street. The average setback on the north side of the 4500 block of Edmondson Ave is 30.5 feet.

**V. ADJOURNMENT**

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A member of the public may address the governing body regarding an item on the agenda either before or during the body's consideration of the item, upon being recognized by the presiding officer or the consent of the body.

**SPECIAL ACCOMMODATIONS FOR TOWN COUNCIL MEETINGS:** Let us know if you need special assistance of any kind. Please contact the Town of Highland Park Administrative staff at (214) 521-4161 from 7:30 a.m. to 4:30 p.m., Monday through Friday.