

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD REMOTELY THROUGH VIDEO/TELECONFERENCE, ON WEDNESDAY, JULY 14, 2021, AT 8:30 A.M. TO CONSIDER A REQUEST FROM THE DALLAS COUNTRY CLUB, BEARING THE STREET ADDRESS OF 4100 BEVERLY DRIVE, TO ALLOW A MASONRY WALL AND A CHAIN LINK FENCE TALLER THAN 8'-0" IN THE REQUIRED 50'-0" SETBACK ALONG MOCKINGBIRD LANE.

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

Chairman Chuck Reeder called the meeting to order and introduced the members of the Board, Mr. Pender, and the Town's Attorney Matthew Boyle. Chairman Reeder explained the procedure the Board would follow in considering the request. 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.

Kamil Miskowiec, Development Services Coordinator, explained the Dallas Country Club, bearing the street address of 4100 Beverly Drive, requested to allow a masonry wall and a chain link fence taller than 8'-0" in the required 50'-0" setback along Mockingbird Lane. Section 15-101 of the Zoning Ordinance states the maximum fence height in the setback is 8'-0". The property owner requests a variance to allow 244'-0" linear feet of masonry wall and 240'-8" linear feet of chain link fence varying in height from 8'-0" to 14'-11" tall to remain uniform throughout as the grade slopes east. Mr. Miskowiec explained in 1992 the Board of Adjustment granted the Dallas Country Club a variance for a wall taller than 8 feet. That wall is now demolished; the proposed wall will stand in height on the east side 8'-8" from grade to top of wall, and the west side 14'-11" from grade to top of wall.

Mr. Miskowiec stated that the requisite notice of the meeting was mailed to property owners located within two hundred feet (200') of the subject property on June 30, 2021, published in the Daily Commercial Record on July 2, 2021, and the agenda was posted on the bulletin boards at Town Hall on July 9, 2021.

Chairman Chuck Reeder asked to describe the differences between the fence that was demolished, and fence requested.

Mr. Miskowiec the demolished fence was shorter by approximately 2 ft on each end compared to the proposed fence.

Chairman Reeder asked if the applicant was on the call and would like to make a comment.

Paul Jusselin, representative of the Dallas Country Club, stated he had nothing further to add to Mr. Miskowiec's presentation.

Chairman Reeder inquired the need for the additional height.

Mr. Jusselin stated the additional height is required to prevent tennis balls traveling onto Mockingbird Lane, as well as provides ecstatic appeal.

Chairman Reeder asked if anyone on the Board had any further questions or comments, to which there was no response.

Chairman Reeder asked if any letters of support were received, to which Mr. Miskowiec responded no, the Town has not received letters in support.

Chairman Reeder asked if anyone in the audience or on the call would like to speak in support to the proposal, to which there was no response.

Chairman Reeder asked Mr. Miskowiec if any correspondence had been received in opposition of this request, to which Mr. Miskowiec replied there were not.

Chairman Reeder asked 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 if anyone on the Board had any further questions or comments, to which there was no response.

Stacey Furst stated the motion to approve a variance to allow 244'-0" linear feet of masonry wall and 240'-8" linear feet of chain link fence varying in height from 8'-0" to 14'-11" tall to remain uniform throughout as the grade slopes east.

The motion was seconded by Steve Swenson and the Board of Adjustment voted unanimously to approve the request.

On a motion by Joan Clark, seconded by Stacey Furst, the Board of Adjustment voted unanimously to adjourn. There being no further business to come before the Board of Adjustment the meeting was adjourned at 8:46 a.m.

APPROVED on this 14 day of July 2021.

BY:



Chuck Reeder  
Chairman

ATTEST:



Hugh Pender  
Director of Development Services