



Town of Highland Park, Texas

**PUBLIC HEARING
Board of Adjustment**

AGENDA

8:30 A.M.
Wednesday, November 9, 2022

4700 Drexel Drive
Town Council Chambers

I. CALL TO ORDER

II. MINUTES

III. PUBLIC HEARINGS

Conduct a public hearing and consider a variance request from Section 13-103(d) of the Town's Zoning Ordinance to construct a portion of a swimming pool in the front half of the lot located at 3801 Maplewood Avenue. Section 13-103(d) of the Zoning Ordinance states a tennis court or multi-purpose court surface, swimming pool or other appurtenance located on a combined building site shall be located only in the rear yard or, in a side yard to the rear of a line joining the midpoint of one side lot line with the midpoint of the opposite side lot line, provided that such improvement(s) is (are) set back a minimum distance of ten (10) feet from the side lot line. The property owners request to construct a 23 feet portion of a swimming pool in the front half of the lot.

Conduct a public hearing and consider final action on a variance request from Section 10-102(4) of the Town's Zoning Ordinance to construct chimneys with a height greater than the 55 feet maximum on a new home located at 4500 Preston Road. Section 10-101(1) of the Zoning Ordinance establishes a mean roof height of 45 feet in the A zoning district. Section 10-102(4) states in all zoning districts, chimneys, vent stacks and antennas may not extend more than ten (10) feet above the maximum permitted building height. The property owners are designing a new home with chimneys proposed at 61 feet 2 ½ inches above the average natural grade of the lot.

Conduct a public hearing and consider a variance request from Section 8-501 of the Town's Zoning Ordinance to construct portion of a residence into the required side yard setback at 4669 Edmondson Avenue. The property owner wishes to continue constructing an addition to the existing residence which encroaches 3 feet into the required 8-foot side yard setback. Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "E" is 10% of lot width but not more than 8-feet.

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.

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IV. ADJOURNMENT

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.

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