

MINUTES OF A MEETING OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT THE TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205, AT 8:00 A.M. ON TUESDAY, NOVEMBER 1, 2022.

Present at the meeting were Mayor Will C. Beecherl, Mayor Pro Tem Craig Penfold and Town Council Members Marc Myers, Lydia Novakov, Don Snell, and Leland White.

Mayor Beecherl introduced himself, and called the meeting to order at 8:00 a.m.

Council Member Leland White gave the Invocation.

Mayor Beecherl asked if anyone 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. No comment was made.

PUBLIC HEARING

Conduct a public hearing to receive a recommendation from the Zoning Commission and public comments regarding a request to amend the Town's Zoning Ordinance by combining the properties at 3524 and 3528 Beverly Drive into a combined building site. Hugh Pender, Director of Development Services, explained that the Zoning Commission conducted a public hearing on September 28, 2022, to receive public comments and review a request to combine 3524 and 3528 Beverly Drive into one building site. No citizens spoke in favor or in opposition of the request. At the public meeting, the property owner affirmed their understanding that if the request is approved, the combined building site cannot be subdivided in the future. The Zoning Commission voted unanimously to recommend approval to the Town Council. At the conclusion of the Town Council public hearing, an ordinance will be presented to the Town Council for consideration to combine and re-zone the properties into a combined single-family building site, and if approved, an action item to consider approval of the re-plat. The property owner has advised the purpose of combining the two lots is to incorporate the lot at 3524 Beverly Drive into the lot at 3528 Beverly Drive to construct a new 14,560 square-foot home with construction commencing in December 2022. Mayor Beecherl asked if anyone wished to make a comment, to which there was none.

CONSENT AGENDA

On a motion by Mayor Pro Tem Craig Penfold, seconded by Council Member Don Snell, the Town Council voted unanimously to approve Items A. through B. on the Consent Agenda. Prior to the vote, Mayor Beecherl explained that the Town Council reviewed these items prior to the meeting.

A. Consider approval of the minutes of the Town Council meeting held on October 18, 2022.

B. Consider approval of the minutes of the Town Council study session held on October 18, 2022.

MAIN AGENDA

Consider approval of an ordinance amending the Town's Zoning Ordinance by combining 3524 and 3528 Beverly Drive into one building site and adding 3528 Beverly Drive as a combined building site in Code of Ordinances, Zoning Ordinance, Chapter 14, Subsection 26-101(b). Hugh Pender, Director of Development Services, explained that this agenda item is a companion to the Town Council Public Hearing. Combining the properties at 3524 and 3528 Beverly Drive on the Zoning Map will create a combined building site. The address of 3528 Beverly Drive will be added to the list of combined building sites in Subsection 26-101 (b) of the Town's Zoning Ordinance. In response to questions raised by Council Member Myers and Mayor Pro Tem Penfold, Mr. Pender explained that the owner was not present; however, the owner is aware that this process is permanent and irreversible, running with the property in perpetuity. A statement acknowledging such is contained on both the signed application and the proposed replat document that will be recorded with Dallas County. In response to a question raised by Council Member White, Mr. Pender explained the property owner is aware that the Town requires the construction be completed within two years. On a motion by Mayor Pro Tem Craig Penfold, seconded by Council Member Lydia Novakov, the Town Council voted unanimously to approve an ordinance amending the Town's Zoning Ordinance by combining 3524 and 3528 Beverly Drive into one building site and adding 3528 Beverly Drive as a combined building site in Code of Ordinances, Zoning Ordinance, Chapter 14, Subsection 26-101(b).

ORDINANCE NO. 2112

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 CREATING 3528 BEVERLY DRIVE AS A BUILDING SITE; AMENDING SECTION 26-101(B) TO INCLUDE 3528 BEVERLY DRIVE 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 Beecherl adjourned the Town Council meeting at 8:07 a.m.

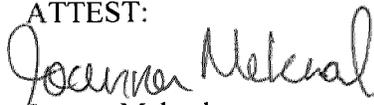
Approved on this the 6th day of December 2022.

APPROVED:



Will C. Beecherl
Mayor

ATTEST:



Joanna Mekeal
Town Secretary