

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT THE TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205, AT 8:30 A.M. ON WEDNESDAY, FEBRUARY 8, 2023.

Present at the meeting were Interim Chair Stacey Furst, Joan Clark, Alison Hunsicker, Robert McCulloch, and Alternate Nancy Rogers. Matthew Boyle, Town Attorney, was also present. Absent from the meeting were Chair Chuck Reeder and Alternate Jim Yoder.

Stacey Furst introduced herself, and called the meeting to order at 8:32 a.m. Hugh Pender, Director of Development Services, introduced himself and Holly Russell, Management Assistant, as per request of the Chair.

CONSENT AGENDA

On a motion by Alison Hunsicker, seconded by Joan Clark, the Board voted unanimously to approve Items A. Prior to the vote, Ms. Furst explained that the Board reviewed the item prior to the meeting.

A. Consider approval of the minutes of the Board of Adjustment meeting held on December 14, 2022.

PUBLIC HEARINGS

A public hearing was conducted to consider a variance request from Section 15-101 to construct a masonry wall in a required front yard and Section 12-101 1(a) to construct detached accessory structures in a required front yard at 4311 and 4321 Lakeside Drive. Hugh Pender, Director of Development Services, explained the request made and that Section 15-101 of the Zoning Ordinance states that no fence or wall may be erected or placed in front of the required front yard line. Section 12-101 1(a) states that detached accessory structures shall be located in the area defined as the rear yard. The property owners request to continue construction of a masonry wall approximately 10-feet from the Oaklawn Avenue property line, as well as construct various accessory structures behind the main home adjacent to Oaklawn Avenue. The accessory structures are a pedestal for statue, and a sunken fire pit. Andrew Ross, architect with SHM Architects, presented additional information that the masonry wall would not exceed 8-feet tall, and that neighboring properties also have masonry walls. The wall would be screened with a tree hedge, and will not meet up with the neighboring property so that access to utilities would remain open. In response to a question by Ms. Hunsicker, Mr. Ross confirmed that the fire pit and pedestal are the only two accessory structures being requested. Mr. Ross also clarified various markings on the architectural plans for the Board.

No letters were received in support or opposition of this request by the Town.

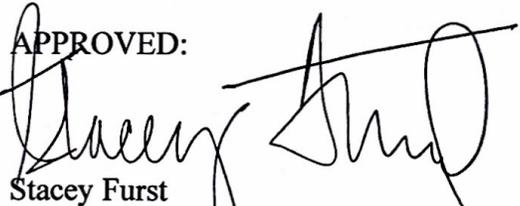
No one present at the meeting spoke in support or opposition of this request.

BOARD DISCUSSION

Stacey Furst asked if there were any further questions from the Board members, to which there were none. On a motion made by Alison Hunsicker, and seconded by Joan Clark, the Board voted unanimously to approve the variance request from Section 15-101 to construct a masonry wall in a required front yard and Section 12-101 1(a) to construct detached accessory structures in a required front yard at 4311 and 4321 Lakeside Drive.

Alison Hunsicker motioned to adjourn the meeting, and Robert McCulloch seconded the motion. The Board voted unanimously to end the meeting, and adjourned at 8:53 a.m.

Approved on this the 28th day of June, 2023.

APPROVED:

Stacey Furst
Interim Chair

ATTEST:


Holly Russell
Management Assistant