



**Town of Highland Park, Texas**

**PUBLIC HEARING  
Board of Adjustment**

**AGENDA**

**8:30 A.M.**  
**Wednesday, September 27, 2023**

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

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**I. CALL TO ORDER**

**II. MINUTES**

**III. PUBLIC HEARINGS**

Conduct a public hearing and consider a variance request variance from Sections 10-101 and 8-601 (1) to construct a new home that will exceed the maximum height for the C zoning district as well as within 40 feet of the rear property line on a lot located at 4501 Highland Drive. Section 10-101 of the Zoning Ordinance states the maximum height for the C zoning district is two (2) stories not to exceed 35 feet measured to the roof ridge. Section 8-601 (1) states that structures in the rear 40 feet of the lot shall be limited to 25 feet measured to the roof ridge. Height, in the C, D, E and F zoning districts, is the vertical distance of a building as measured from the average established grade at the street line or the natural front yard ground level at the building setback whichever is higher to the roof ridge. The existing topography drops in elevation approximately 7 feet from the northwest corner to the southeast corner of the property. The property owner and builder are requesting an additional 4 feet 6 inches of allowable height due to the topography of the property to construct a new single-family home.

Conduct a public hearing and consider a variance from Section [15-101](#) of the Zoning Ordinance which states no fence or wall may be erected or placed in front of the required front yard line. The property owners of 4009 Armstrong Avenue wish to reconstruct the masonry wall in the front of the property which is located in front of the required front yard line.

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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.

Conduct a public hearing and consider a variance from Section [17-102](#) which states appeals to the Board of Adjustment can be taken by any person aggrieved or by an officer, department or board of the municipality affected by any decision of the Administrative Officer. The applicant for a property at 4511 Highland Drive is appealing the decision of the Administrative Officer with respect to the definition of **cellar** which states a building story (consisting of not more than one level) with more than half of its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height. The property owners wish to construct a new single-family residence at 4511 Highland Drive with a one-story cellar below grade, containing two different elevations. One elevation will be 12-ft below the finished first floor and the second adjacent space will be 18-ft below, or six (6) feet deeper.

#### IV. ADJOURNMENT

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