

MINUTES OF A MEETING OF THE ZONING COMMISSION OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205 ON WEDNESDAY, NOVEMBER 17, 2021, AT 4:00 P.M. TO CONSIDER A REQUEST TO AMEND THE TOWN'S ZONING ORDINANCE BY COMBINING 3600 AND 3606 CRESCENT AVENUE INTO ONE BUILDING SITE.

Present at the meeting were: Chair Margaret Keliher and Commission Members Brian Ficke, and Rick Jones. Absent from the meeting was Alison Hunsicker and Carolyn Seay.

Madam Chair Keliher called the meeting to order and explained the procedure the Commission would follow in considering the request.

Hugh Pender, Director of Development Services, explained that in 2005, the Town Council approved an ordinance providing standards for combining building sites, specifically limiting such combination of properties to only one time, and making combined building sites permanent and irreversible in perpetuity. This ordinance was reviewed with the owner, Lexington Trust, of the properties at 3600 and 3606 Crescent Avenue. The rezone/replat application was referred by the Town Council to the Zoning Commission on October 19, 2021. If this proposal is approved by the Town Council, scheduled for January 4, 2021, a replat process will be required to complete the combining of the building sites.

Mr. Pender explained that the property owner of the two adjacent properties is Lexington Trust. Currently, a dwelling exists on each of the two properties. The applicant intends to demolish the existing dwelling on 3606 Crescent Avenue this year, 2021, and the dwelling on 3600 Crescent Avenue the following year, 2022. Larry E. Boerder Architects has been engaged to design a new residence and accessory structure(s) for the combined lot which utilizes the specific zoning setbacks and coverage regulations for combined lots.

Mr. Pender concluded the presentation of the proposed site plan with a statement that on October 27, 2021, the requisite notice of the meeting was mailed to property owners located within two hundred feet (200') of the subject properties and on November 12, 2021, the agenda was posted on the bulletin boards at Town Hall.

Madam Chair Keliher asked for questions and/or comments from the Zoning Commission, to which there was no response.

Madam Chair Keliher asked if the applicant wanted to make a presentation or add any comments.

Lukas Hamilton Eddy representing Larry Boerder Architects, architect for the project, introduced himself and stated he can assist any questions.

Madam Chair Keliher asked if any letters in favor of the request were received, to which there were none.

Madam Chair Keliher asked if anyone in the meeting wished to speak in favor of the request, to which there was no response.

Madam Chair Keliher asked if any letters in opposition of the request were received, to which Mr. Pender replied in the negative.

Madam Chair Keliher asked if anyone in the meeting wished to speak in opposition of the request, to which there was no response.

On a motion by Brian Ficke, seconded by Rick Jones, the Zoning Commission voted unanimously to recommend approval to the Town Council of a request to amend the Town's Zoning Ordinance to combine 3600 Crescent Avenue and 3606 Crescent Avenue into one building site within Zoning District B.

Hugh Pender stated that the Town Council will conduct a public hearing to receive the recommendation of the Zoning Commission and consider final action on the request.

Being no further items on the Agenda, Madam Chair Keliher asked for a motion to adjourn. On a motion by Brian Ficke, seconded by Rick Jones, the Zoning Commission voted unanimously to adjourn. The meeting was adjourned at 4:05 p.m.

APPROVED on this 5th day of October 2022.

BY:



Margaret Keliher
Chair

ATTEST:

Hugh Pender
Director of Development Services