

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, SEPTEMBER 28, 2022, AT 4:00 P.M. TO CONSIDER A REQUEST TO AMEND THE TOWN'S ZONING ORDINANCE BY COMBINING 3524 AND 3528 BEVERLY DRIVE INTO ONE BUILDING SITE.

Present at the meeting was Madam Chair Keliher, and Commission Members Carolyn Seay, Brian Ficke, and Ralph Perry-Miller. Staff present at the meeting was Hugh Pender, Director of Development Services, Serena Palomino, Permit Technician, and Matthew Boyle, Town Attorney.

Madam Chair Keliher called the meeting to order and explained the procedure the Commission would follow in considering the request. She requested that staff present the case.

Hugh Pender, Director of Development Services, brought to the attention of the pending signature of the previous Zoning Commission Minutes. Madam Chair Keliher stated these are handles administratively and to proceed with today's case.

Mr. Pender presented this case via PowerPoint presentation. If the case is approved, the lot coverage would change to 30% coverage vs. 40% coverage on a regular lot, setbacks are 10% of the lot with no maximum vs. 10% maximum setback, combination would be permanent, and would amend the Zoning Ordinance and Zoning map. The property owner is proposing a new residence with a swimming pool. The combined building site would be known as 3528 Beverly Drive in the future. The application, proposed plat and future site plan displayed.

Madam Chair Keliher interrupted staff's presentation for a brief recess.

The public meeting continued at 4:10 PM.

Mr. Pender continued to display the proposed plat, google street view of the current properties, proposed site plan of the new house, photos, two-hundred-foot (200') buffer map, and zoning map of nearby combined lots. The property owner and builder were in attendance.

With no questions to staff, Madam Chair Keliher asked if the property owner or builder would like to speak on behalf of the case.

David Barnes, applicant and property owner, stated he plans to build a new home with an experienced builder in the Town. He is looking forward to adding a nice structure to the community.

Madam Chair Keliher questioned if staff has received any responses- either in opposition or in favor. Mr. Pender answered no responses were received.

Madam Chair Keliher asked if there were anyone in attendance who would like to speak in favor or opposition.

Pamela Perella, 3520 Beverly, stated she is not in favor nor in opposition, but she is curious to the future building plans. She is curious to know what the future home would look like, the impact of construction to nearby neighbors and when construction will begin.

Madam Chair Keliher asked if she would like to discuss this with the builder and staff after the meeting. Ms. Perella agreed.

Mr. Pender stated from a plan submittal standpoint it is a bit early, as this is still pending Town Council's action. A building permit cannot be approved until Town Council approves such combination.

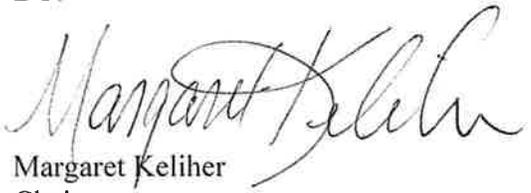
With no one else to speak, Madam Chair Keliher closed the public hearing.

On a motion by Commissioner Ficke, seconded by Commissioner Seay, the Zoning Commission voted unanimously to recommend approval to the Town Council of a request for amend the Town's Zoning Ordinance to combine 3524 and 3528 Beverly Drive into one building site within Zoning District C.

Being no further items on the Agenda, Madam Chair Keliher adjourned the meeting at 4:15 p.m.

APPROVED on this 23 day of August 2023.

BY:

  
Margaret Keliher  
Chair

ATTEST:



Hugh Pender  
Director of Development Services