

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, TEXAS, 75205, AT 8:30 A.M. ON WEDNESDAY, AUGUST 14, 2024.

Present at the meeting were Stacey Furst, Chair, Board Members Joan Clark and Jim Yoder and Alternates Louis Morrison and Nancy Rogers. Absent from the meeting were Board Members Alison Hunsicker and Robert McCulloch. Susan Thomas, Town Attorney, was also present.

Stacey Furst introduced herself, and called the meeting to order at 8:31 a.m. Chelsey Gordon, Interim Director of Development Services, introduced herself and any Town staff present for the meeting.

***CONSENT AGENDA***

On a motion by Jim Yoder, seconded by Joan Clark, the Board voted unanimously to approve Items A and B. Prior to the vote, it was explained that the Board reviewed the items prior to the meeting.

- A. Consider approval of the minutes of the Board of Adjustment meeting held on November 8, 2023.*
- B. Consider approval of the minutes of the Board of Adjustment meeting held on July 10, 2024.*

***PUBLIC HEARING – 4672 Edmondson Avenue***

A public hearing was conducted to consider a variance request from Section 8-501 of the Zoning Ordinance to construct a generator at 4672 Edmondson Avenue in the required side yard. Section 8-501 states that the required side yard setback for properties located in zoning district “E” must be 10% of the lot width but not less than 5-feet or more than 8-feet. Given that the property at 4672 Edmondson Avenue is 70 feet in width, zone compliance would place the generator 7 feet from the side property line. The property owners are requesting approval to position the generator approximately 2.3 feet from the side property line.

Chelsey Gordon, Interim Director of Development Services, gave a brief presentation of the case that included the applicant’s application, land survey, the proposed placement of generator, and a site plan. Chelsey Gordon asked if there were any questions, to which there were none.

There was one letter in support of this request received by the town.

There were no letters in opposition to this request received 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 questions, to which there were none. On a motion made by Jim Yoder, and seconded by Joan Clark, the Board voted unanimously to approve the variance request from Section 8-501 to place a generator in the required side yard at 4672 Edmondson Avenue.

### ***PUBLIC HEARING – 4229 Versailles Avenue***

A public hearing was conducted to consider a variance request from Section 8-501 of the Zoning Ordinance to construct a generator at 4229 Versailles Avenue in the required side yard. Section 8-501 states that the required side yard setback for properties located in zoning district “D” must be 10% of the lot width but not less than 5-feet or more than 10-feet. Given that the property at 4229 Versailles Avenue is 75 feet in width, zone compliance would place the generator 7.5 feet from the side property line. The property owners are requesting approval to position the generator approximately 4 feet from the side property line.

Chelsey Gordon, Interim Director of Development Services, gave a brief presentation of the case that included the application, land survey, the proposed placement of generator, and a site plan. Chelsey Gordon asked if there were any questions, to which there were none.

There was one letter in support of this request received by the town.

There were no letters in opposition to this request received by the Town.

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

### ***BOARD DISCUSSION***

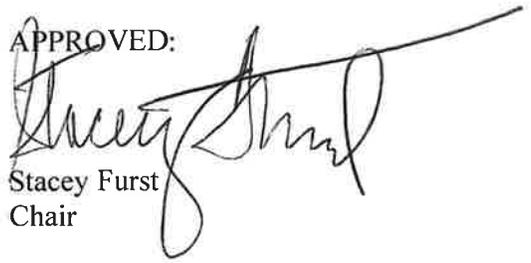
Stacey Furst asked if there were any questions, to which there were none. On a motion made by Joan Clark, and seconded by Jim Yoder, the Board voted unanimously to approve the variance request from Section 8-501 to place a generator in the required side yard at 4229 Versailles Avenue.

### ***ADJOURNMENT***

Joan Clark motioned to adjourn the meeting, and Louis Morrison seconded the motion. The Board voted unanimously to end the meeting, and adjourned at 8:41 a.m.

Approved on this 9th day of October 2024.

APPROVED:

A handwritten signature in black ink, appearing to read 'Stacey Furst', written over a horizontal line.

Stacey Furst  
Chair

ATTEST:

A handwritten signature in black ink, appearing to read 'Sofia Tarango', written in a cursive style.

Sofia Tarango  
Administrative Assistant