

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, JANUARY 8, 2025.

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

I. CALL TO ORDER

Chair Furst called the meeting to order at 8:32 a.m. She stated that Alternate Nancy Rogers would be voting in place of Board Member Jim Yoder in his absence.

II. MINUTES

On a motion by Alison Hunsicker, seconded by Robert McCulloch, the Board voted unanimously to approve the minutes of the Board of Adjustment meeting held on October 9, 2024.

III. PUBLIC HEARINGS

A. Conduct a public hearing and consider a variance from Section 15-101 of the Zoning Ordinance to install a perimeter fence, associated landscape edging/planting, an automated driveway gate, and retaining wall within the 61' front yard setback on property located at 4311 and 4321 Lakeside Drive. Section 15-101 of the Zoning Ordinance permits the construction of a fence or wall up to a maximum height of eight feet along or within the front building line, provided it does not extend into, onto, or around the required front yard. The proposed eight-foot wall is intended to enclose the property and encroach into the setback along Armstrong Avenue and Lakeside Drive.

Jeff Armstrong, Director of Community Development, presented an overview of the case, highlighting the uniqueness of the property. The lot is bordered by streets on three sides, which classifies the property as having two front yards. Originally consisting of four separate lots, the property has since been combined into two lots. Zoning Ordinance regulations prohibit further lot combinations. As a result, the house must be constructed on one lot, with the southern lot designated for the home and the northern lot designated as the yard area. A previous various request for this property was approved at a Board of Adjustments meeting on February 8, 2023, to construct a masonry wall along the Oak Lawn Avenue frontage.

Architects with SHM Architects were present and invited to comment. The Board was shown renderings of the proposed fence design. It was explained that the design of the fence is intended to be visually appealing and serve as an artistic element while preserving much of the landscape and trees along the property. The proposed section of the fence will not be a traditional masonry wall that fully blocks the view into the property; instead, it will be constructed of steel into vertical piers, creating a semi-transparent design that allows visibility into the property from certain angles. They emphasized their concern for the trees inside and outside of the fence, ensuring the fence will have minimal impact on the roots of surrounding trees, while also encouraging proper stormwater

flow and infiltration. In response to a question from Board Member Hunsicker, the architects confirmed that the wall along Oak Lawn Avenue would be made of masonry, offering a different design that enhances the variety of aesthetics and improves the pedestrian experience.

There were no responses to the notification sent to property owners in the area.
There were no letters in support of or in opposition to this request received by the Town.
No one present at the meeting spoke in support of or opposition to this request.

BOARD DISCUSSION

In response to a question from Board Member Rogers, Mr. Armstrong confirmed that the Zoning Ordinance does not specify the restriction of the construction of fences on vacant lots.

Board Member Clark made a motion, seconded by Board Member McCulloch, to approve the variance request from Section 15-101 of the Zoning Ordinance to install a perimeter fence, associated landscape edging/planting, an automated driveway gate, and retaining wall within the 61' front yard setback on property located at 4311 and 4321 Lakeside Drive with the condition that perimeter wall be consistent with the proposed site plan and renderings presented to the board, except that the portion of the wall shown within the easement along the south property line will not be permitted. This variance was approved with a vote of four board members in favor and one opposed.

B. Conduct a public hearing and consider a variance from Section 8-601(1) of the Zoning Ordinance to exceed the 50% lot coverage allowed in the rear half of a lot by 4% to construct an attached two-car garage on property located at 4500 Bordeaux Avenue. Section 8-601(1) of the Zoning Ordinance states that a main residential building shall not cover more than 50% of the portion of the lot lying behind a line drawn between the midpoints of the lot's opposing sides. The proposed two-story detached garage would exceed the 50% maximum lot coverage for the rear half of a lot by 3.82%.

Mr. Armstrong provided an overview of the case, explaining that the Zoning Ordinance requires single-family homes to have a minimum of two covered, enclosed parking spaces. Currently, the property does not meet this requirement, so the proposed garage would bring the property into compliance. In response to a question from Board Member Hunsicker, Mr. Armstrong confirmed that it would not be possible to construct a two-car garage of adequate size without exceeding the 50% lot coverage in the rear half of the lot.

Mark Berry, architect with Berry Bull Ballas Architects, was present and invited to comment. Mr. Berry confirmed that although the proposed garage exceeds the lot coverage in the rear half, the total lot coverage for the property remains within the maximum allowable limits.

There were no responses to the notification sent to property owners in the area.
There were no letters in support of or in opposition to this request received by the Town.
No one present at the meeting spoke in support of this request.

During the meeting, one individual spoke in opposition to this request:

David Snodgrass, 4501 Arcady Avenue, expressed concerns about water runoff during rainfall. His property, located behind the subject property, is affected by drainage, and he wants to ensure that the proposed garage will not disrupt the flow of water in a way that could negatively impact runoff onto his property.

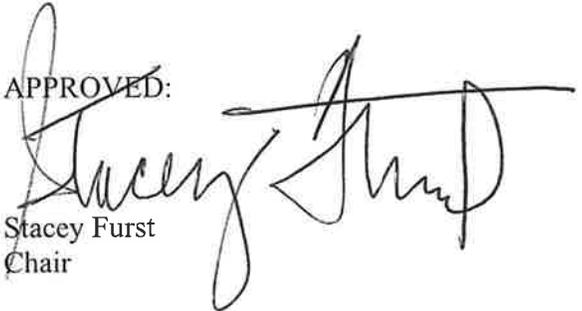
BOARD DISCUSSION

On a motion made by Chair Furst and seconded by Board Member Hunsicker, the Board voted unanimously to postpone the variance request to the next Board of Adjustments meeting, scheduled for February, in order to allow Town staff to gather additional information regarding the drainage plan of the proposed garage.

IV. ADJOURNMENT

On a motion made by Board Member Hunsicker, seconded by Board Member Rogers, the Board voted unanimously to adjourn the meeting at 9:29 a.m.

Approved on this 12th day of February 2025.

APPROVED:

Stacey Furst
Chair

ATTEST:


Sofia Tarango
Administrative Assistant