

MINUTES OF A STUDY SESSION OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205, AT 8:37 A.M. ON TUESDAY, JANUARY 21, 2025.

Mayor Will C. Beecherl, Mayor Pro Tem Don Snell, Town Council Members Alan Friedman, Marc Myers, Lydia Novakov, and Leland White attended the meeting.

PUBLIC COMMENT

Mayor Beecherl asked if anyone wished to address the Town Council about any item listed on the agenda and explained that the Town Council may not discuss or make decisions on items not listed on the agenda. Public comments are limited to three minutes per speaker unless otherwise required by law. Items suggested for action may be placed on a future agenda at the Town Council's discretion. There was no comment.

FUTURE AGENDA DISCUSSION

Review, discuss, and consider the opportunity for a Town Council Member to request an item to be placed on a future Town Council meeting agenda. The Mayor asked if any Town Council Member would like to request an item be placed on a future Town Council study session agenda for discussion or consideration. There was no comment.

REPORTS

Discuss short-term rental regulations and information regarding short-term rentals in Highland Park. Jeff Armstrong, AICP, Director of Community Development, explained that short-term rentals ("STRs") have become popular for travelers and property owners. Access to these rentals is through online businesses such as Vrbo and Airbnb, and there are dozens of lesser-known websites for STRs. Staff has found three currently active short-term rentals in the Town of Highland Park, though there may be more. The Town of Highland Park Code of Ordinance currently does not address short-term rentals. Susan Thomas, PhD, Town Attorney, stated that regulation of STRs has been the subject of several lawsuits, and many of the rulings have gone against some of the more restrictive ordinances adopted by cities. There is currently a federal court case involving homeowners of New Braunfels seeking to exercise their property rights by utilizing their residences for STR purposes. Susan Thomas recommended monitoring this lawsuit before creating any restrictions on STRs; however, there are options to regulate STRs. Other communities have adopted ordinances establishing requirements such as registration of STRs, parking standards, and signage restrictions. The Town Council requested staff to propose ideas to regulate STRs and to discuss at a future Town Council meeting.

CLOSED SESSION

1. In accordance with the Texas Government Code Chapter 551, Subchapter D, Section 551.071 - CONSULTATION WITH ATTORNEY - the Town Council will convene into closed session for consultation with and to receive legal advice from the Town Attorney regarding historic preservation and pending or contemplated litigation (Sam C. Tamborello v. Town of Highland Park - Case No. 3-24CV1356-E, Patricia Ellis and James Ellis v. Town of Highland Park - Case No. DC-24-06608, and USAI, LP v. Town of Highland Park - Cause No. DC-20-80213). Mayor

Beecherl recessed the study session at 8:51 a.m. Mayor Beecherl convened a closed session at 9:02 a.m. Mayor Beecherl ended the closed session at 9:17 a.m. and reconvened the study session in open session at 9:17 a.m. No final action, decision, or vote was taken during the closed session.

OPEN SESSION

1. Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item 1. above shall be made, if any. Mayor Beecherl reconvened the study session in open session at 9:17 a.m. No motion was made.

Mayor Beecherl adjourned the meeting at 9:18 a.m.

APPROVED on this 4th day of February 2025.

APPROVED:



Will C. Beecherl
Mayor

ATTEST:



Joanna Mekeal
Town Secretary