

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, JUNE 17, 2025.

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

- I. Mayor Will C. Beecherl called the meeting to order at 8:37 a.m.
- II. 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.

- III. FUTURE AGENDA DISCUSSION

A. 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. Mayor Beecherl asked if any Town Council Member would like to request that an item be placed on a future Town Council study session agenda for discussion or consideration. There was no comment.

- IV. MAIN AGENDA

A. Review, discuss, and take action authorizing the Town Administrator to execute a contract with Kendig Keast Collaborative for consulting services to rewrite the Town's Zoning Ordinance and provide related software services. Jeff Armstrong, ACIP, Director of Community Development, explained that at the October 20, 2024, Study Session, the Town Council agreed to hire a consultant to assist with a Zoning Ordinance rewrite. With the Town Council's consensus, staff issued a Request for Qualifications ("RFQ"). Seven firms responded, three were shortlisted and interviewed, and Kendig Keast Collaborative ("KKC") was selected to negotiate a contract. The proposed scope includes a background study, policy development, a diagnostic review of the current ordinance, and drafting and adoption of a new ordinance. The process will involve input from the Town Council, the Zoning Commission, staff, stakeholders, and others. Bret Keast, C.E.O. and Owner of KKC, demonstrated what KKC brings to the project with several innovative tools. These include cloud-based, collaborative ordinance drafting that allows real-time input and editing; a searchable online zoning ordinance that provides easy access to zoning information; and a GIS-based interactive zoning map to help users visually explore zoning requirements. In addition, several optional services are available. These include migrating the Town's entire Code of Ordinances to a new, unified platform; creating a development handbook with checklists, flowcharts, and procedures; providing a GeoZone map and a parcel potential tool to display development limits such as height and setbacks; and developing a three-dimensional digital twin of the Town to visualize how new development would impact the surrounding environment. On a motion made by Council Member Alan Friedman, seconded by Council Member Marc Myers, the Town Council voted unanimously to approve authorizing the Town Administrator to execute a

contract with Kendig Keast Collaborative for consulting services to rewrite the Town's Zoning Ordinance and provide related software services.

CLOSED SESSION

A. In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.072 – REAL ESTATE – the Town Council will convene into closed session to deliberate the purchase, exchange, lease, or value of real property.

The Town Council did not go into closed session.

OPEN SESSION

A. Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item A. above, shall be made, if any. No motion was made. The Town Council did not go into closed session.

Mayor Beecherl adjourned the meeting at 9:34 a.m.

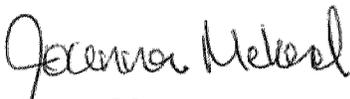
APPROVED on the 1st day of July 2025.

APPROVED:



Will C. Beecherl
Mayor

ATTEST:



Joanna Mekeal
Town Secretary