

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT THE TOWN H ALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS, 75205, AT 8:30 AM. ON WEDNESDAY, APRIL 9, 2025.

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

I. CALL TO ORDER

Chair Furst called the meeting to order at 8:30 a.m.

II. MINUTES

On a motion by Board Member Hunsicker, seconded by Board Member McCulloch, the Board voted unanimously to approve the minutes of the Board of Adjustment meeting held on March 12, 2025.

III. PUBLIC HEARINGS

A. Conduct a public hearing and consider a variance from Section 15-101 of the Zoning Ordinance to allow a fence in the front yard on the property located at 5501 Hillcrest Avenue. Section 15-101 of the Zoning Ordinance prohibits fences or walls from extending into, on, or around the required front yard.

Jeff Armstrong, Director of Community Development, provided an overview of the case, displaying the front yard construction plan and site photos. Mr. Armstrong stated that the front door of the home faces Hillcrest Avenue, however, the intended front yard is on Mockingbird Lane, where the fence was constructed without a permit. Mr. Armstrong stated that staff determined the request did not meet the criteria for a variance, and therefore recommended denial.

In response to a question from Board Member McCulloch, Mr. Armstrong answered that high traffic volume can be considered as a hardship by this Board. Staff did not consider this as a hardship.

In response to a question from Board Member Clark, Mr. Armstrong answered that when the home was platted, the intent was to have a front yard along Mockingbird Lane, not Hillcrest Avenue.

There were no letters in support of this request received by the Town.

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

There was one individual present at the meeting who spoke in opposition to this request:

April Rauscher, 3404 Mockingbird Lane and direct neighbor, stated that there is a fence along Hillcrest Avenue and the backyard, therefore, it is more ideal for children to play in this area due to noise/traffic level. Additionally, Ms. Rauscher stated that the neighbor across Mockingbird Lane has boulders that also serve as effective safety from vehicle traffic, but this proposal does not serve that same purpose, more so for aesthetic purposes. Ms. Raucher also noted that she is concerned about the proposed 5-foot to 6-foot gap between the fence and her driveway. She is currently experiencing a separate issue with this neighbor regarding their side fence leaning into her property. She concurs with the staff's recommendation to deny this request.

BOARD DISCUSSION

In response to these concerns, Board Member Hunsicker, agrees that this fence serves decorative appearances, rather than safety purposes. She also agrees that the fence gap is not safe, therefore, she is not inclined to approve.

In response to a question from Board Member Clark, Mr. Armstrong stated that this would have been denied during plan review had a permit been requested.

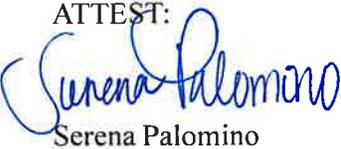
Board Member Hunsicker created a motion, seconded by Board Member Clark, to deny the variance request. The board voted unanimously in favor of the motion.

IV. ADJOURNMENT

Chair Furst adjourned the meeting at 8:46 A.M.

Approved on this 9th day of April 2025.

APPROVED: 
Stacey Furst
Chair

ATTEST:

Serena Palomino