

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 8:18 A.M. ON TUESDAY, SEPTEMBER 16, 2025.

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

I. Mayor Will C. Beecherl called the meeting to order at 8:18 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. No items were suggested for a future meeting.

IV. REPORTS

A. Review and discuss park name/entry signage. Chelsey Gordon, Director of Policy Development and Strategic Initiatives, explained that on December 5, 2023, the Town Council Study Session included a discussion on the history of park names and signage. Staff noted that most parks are named after community founders, civic leaders, or nearby streets, and have traditionally featured small bronze or stone plaques rather than large monument signs. The Town Council chose to maintain the current signage approach but directed staff to implement a maintenance plan to preserve readability. Staff also proposed an interactive online park map to help residents and visitors identify park names, locations, and amenities. This feature is expected to launch by year-end. As a follow-up, staff now seek Town Council guidance regarding the potential development of entry signage. While prominent signs are typical for larger municipal parks, most Town parks are passive in nature, such as pocket parks or open green spaces, and either lack signage or use low-profile bronze markers, except for Bartholow Square and Prather Park. The Town Council Members agreed that the signage should be subtle and uniform in appearance. Mayor Beecherl proposed that the signs resemble the town limits signage, but at half the size, and be installed at Flippen, Douglas, Abbott, and Fairfax Park.

V. 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.

B. In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071 – CONSULTATION WITH ATTORNEY – on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding Dallas Area Rapid Transit (DART).

Mayor Beecherl recessed the study session at 8:30 a.m., and convened a closed session at 8:31 a.m., pursuant to: (1) 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; and (2) In accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071 – CONSULTATION WITH ATTORNEY – on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding Dallas Area Rapid Transit (DART).

Mayor Beecherl ended the closed session at 9:09 a.m. and reconvened the study session in open session at 9:10 a.m. No final action, decision, or vote was taken during the closed session.

VI. OPEN SESSION

A. Pursuant to Section 551.102 of the Texas Government Code, the final action, decision, or vote regarding Closed Session Item A. and B. above shall be made, if any. On a motion made by Mayor Pro Tem Don Snell, seconded by Council Member Marc Myers, the Town Council unanimously voted to approve authorizing the Town Administrator to execute a reimbursement agreement, once finalized, regarding the discussed real estate item in closed session.

VII. ADJOURNMENT – Mayor Beecherl adjourned the Study Session at 9:10 a.m.

MINUTES OF A JOINT MEETING OF THE TOWN COUNCIL AND ZONING COMMISSION OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205, AT 9:15 A.M. ON TUESDAY, SEPTEMBER 16, 2025.

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

Chair Margaret Keliher and Zoning Commission Members Brian Ficke, Mike Tibbals, and Jordan Wallace. Zoning Commission Member Ralph Perry-Miller was absent.

VIII. CALL TO ORDER – Mayor Will C. Beecherl and Chair Margaret Keliher called the meeting to order at 9:15 a.m.

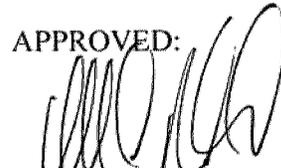
IX. MAIN AGENDA

A. Review and discuss the draft Land Use and Development Policies document. Jeff Armstrong, A.I.C.P., Director of Community Development, explained that in August, zoning consultants Kendig Keast Collaborative (“KKC”) introduced the Zoning Ordinance rewrite process to the Town Council. A key component of the rewrite is the development of land use and development policies, which will form the basis of the State-required Comprehensive Plan and guide the new Zoning Ordinance. Mr. Armstrong introduced Brian Mabry, A.I.C.P., KKC Vice President and Project Manager, and Gary Mitchell, F.A.I.C.P., KKC President. Mr. Mitchell explained that the key purposes of the policies are to capture the basic intent behind zoning regulations and satisfy Texas statutory requirements. Mr. Mitchell reviewed the foundations for the policies and presented the 20 draft policies. He added that scheduled stakeholder meetings with residents will be held to discuss the policies. The Town Council and Zoning Commission thoroughly discussed each proposed policy. In response to a question raised by Chair Keliher, Mr. Mitchell explained that this is an opportunity to adjust the standard; most of the zoning ordinance does not need to be changed, but there are sections where it can be clarified through interpretation. Mr. Armstrong added that what he interprets as the code is different from that of his predecessor. Contractors have inquired about when the standard changed; however, the standard itself has not changed; it is the interpretation of the ordinance that has evolved. The rewrite will assist with clarification and with graphics for everyone to understand.

X. ADJOURNMENT – Mayor Will C. Beecherl and Chair Margaret Keliher adjourned the Joint Meeting of the Town Council and Zoning Commission at 10:00 a.m.

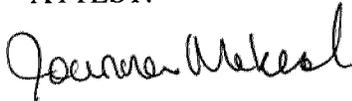
APPROVED on the 7th day of October 2025.

APPROVED:



Will C. Beecherl
Mayor

ATTEST:



Joanna Mekeal
Town Secretary