

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 8:00 A.M. ON WEDNESDAY, NOVEMBER 13, 2025.

Present at the meeting were Chair Stacey Furst, Board Members, Robert McCulloch, Joan Clark, Alison Hunsicker, and Jim Yoder, as well as Alternate Nancy Rogers. Absent from the meeting was Alternate Louis Morrison.

I. CALL TO ORDER

Chair Furst called the meeting to order at 8:00 A.M.

II. MINUTES

Board Member Hunsicker created a motion, seconded by Board Member Clark, to approve the September 10, 2025 Minutes. The motion passed by unanimous vote.

III. PUBLIC HEARINGS

A. Conduct a public hearing and consider a variance from Section 8-706 of the Zoning Ordinance to exceed the allowable 30% lot coverage by an additional 6%, on property located at 4824 Abbott Avenue.

Jeff Armstrong, Director of Community Development, provided an overview of the case, displaying the 200' notification buffer, site plan, floor plan, as well as key facts such as; this lot was previously combined in 2017, resides within Zoning District D, abuts the Katy Trail, and is located near high-rise construction (City of Dallas), and multi-family apartments (also City of Dallas). The applicant would like to protect neighbors for long construction and one-story would provide added privacy from apartments to the rear compared to two-stories. However, the applicant has design alternatives that would meet the required 30% lot coverage. Staff recommend denial.

There were no letters in support of this request received by the Town.
There was one letter in opposition of this request received by the Town.

In response to a question raised Board Member McCulloch, Mr. Armstrong confirmed that there is a height variance that has been previously approved near this subject property.

Chair Furst requested that the applicant present their case.

Chris Chambles, 4824 Abbott Ave., shared their history of being Highland Park residents. Mr. Chambles explained that their main goal is to preserve the integrity of the neighborhood and character of the existing home. This request will allow the design of a one-story structure, thus not impacting the neighborhood with lengthy construction timeline. Mr. Chambles gathered eight (8) letters of support from surrounding neighbors the night prior to this meeting. Town staff retrieved saved these on file.

In response to a question raised by Board Member Yoder, Mr. Chambles confirmed the proposed addition converts to 25% lot coverage.

Chair Furst thanked the applicant and opened the public hearing for those who wish to speak in favor of this request at 8:20 A.M.

Mark Jimbrone, 4902 Abbott Ave., supports this request. The use, coverage, and design are additive to the neighborhood.

With no one else to speak in favor, Chair Furst opened the public hearing for those who wish to speak in opposition of this request. With no one to speak in opposition, Chair Furst closed the public hearing at 8:22 A.M.

MOTION

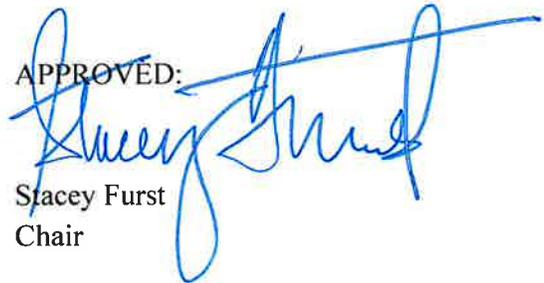
Board Member Hunsicker created a motion, seconded by Board Member McCulloch, to approve this request with the condition of limiting the structure to a single-story. The motion passed by unanimous vote.

IV. ADJOURNMENT

Chair Furst adjourned the meeting at 8:28 A.M.

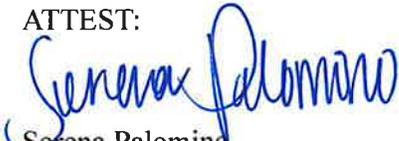
Approved on this 11th day of Mar. 2026.

APPROVED:



Stacey Furst
Chair

ATTEST:



Serena Palomino
Permit Technician