

MINUTES OF A MEETING OF THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT THE TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205, AT 8:00 A.M. ON TUESDAY, JANUARY 6, 2026.

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

- I. Mayor Will C. Beecherl called the meeting to order at 8:00 a.m.
- II. Council Member Alan Friedman gave the Invocation.
- III. 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. No comment was made.

IV. CONSENT AGENDA

On a motion made by Council Member Marc Myers, seconded by Council Member Lydia Novakov, the Town Council voted unanimously to approve Items A. through E. on the Consent Agenda. Prior to the vote, Mayor Beecherl explained that all items under the Consent Agenda are considered routine or discussed at a previous meeting. There will be no separate discussion of items unless a request by a Council Member is made prior to the Town Council voting on the motion.

- A. *Take action on a Resolution to amend the Town's Statement of Financial Management Policies.*
- B. *Take action on an Amendment to the Code of Ordinances of the Town of Highland Park, Texas, by amending Articles 3.02, Building Code; 3.04, Plumbing Code; 3.05, Gas Code; 3.06, Mechanical Code; 3.07, Energy Conservation Code; 3.08, Residential Code; and 3.18, Swimming Pool and Spa Code; all for the purpose of adopting the 2024 editions of such International Codes and local amendments thereto; and by amending Article 3.03, Electricity, Division 2, Electrical Code for the purpose of adopting the 2023 Edition of the National Electric Code and local amendments thereto; and by amending Article 3.15, Permit Application Review Procedures and Vested Rights Determinations.*
- C. *Take action on a Resolution ratifying the Town Administrator's acceptance and distribution of public contributions in accordance with the Administrative Directives Manual.*
- D. *Take action on an Ordinance authorizing the sale of an approximately 3.281-acre tract of land to the City of Dallas for the Hampton Pump Station Project and authorizing the execution of all documents necessary to effectuate the sale.*
- E. *Take action on the minutes of the Town Council meeting held on December 2, 2025.*
- F. *Take action on the minutes of the Town Council study session held on December 2, 2025.*

V. PUBLIC HEARING

A. Conduct a public hearing, review, discuss, and take action on a proposed replat creating Lot 20A, Block 9, a replat of Lots 20 and 21, Block 9, 3rd Installment of Mount Vernon Addition, located at 3812 and 3816 Mockingbird Lane. Jeff Armstrong, A.I.C.P, Director of Community Development, stated that the subject lots have remained in their current configuration since their original platting in 1913. The proposed replat would combine Lots 20 and 21 into a single lot totaling 20,087 square feet (0.461 acres). The property is zoned "D," One-Family Residential, and the proposed combined lot meets the minimum lot size requirements for the D zoning district. The applicant has applied for and received a demolition permit for the building located at 3812 Mockingbird Lane. The applicant's stated intent is to landscape and irrigate the former lot area to create an expanded yard for the residence at 3816 Mockingbird Lane. In response to a question from Council Member Marc Myers, Mr. Armstrong confirmed that builders are required to use water for dust control. Mayor Beecherl opened the public hearing and asked if anyone wished to speak. There were no public comments. Hearing none, Mayor Beecherl closed the public hearing. On a motion made by Council Member Lydia Novakov, seconded by Mayor Pro Tem Don Snell, the Town Council voted unanimously to approve a proposed replat creating Lot 20A, Block 9, a replat of Lots 20 and 21, Block 9, 3rd Installment of Mount Vernon Addition, located at 3812 and 3816 Mockingbird Lane.

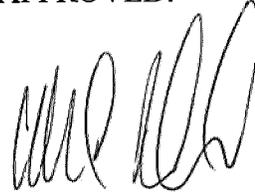
B. Conduct a public hearing, review, discuss, and take action on a proposed replat creating Lots 3R-1 and 3R-2, Block 179, a replat of Lot 3R, Block 179, Hackberry Creek Addition, located at 3606 St. John's Drive. Jeff Armstrong, A.I.C.P, Director of Community Development, explained that the property was previously replatted in 2020 to create a combined lot totaling 33,343 square feet (0.765 acres). The proposed replat would subdivide the property into two lots: one measuring 15,003 square feet, which contains an existing residence, and a second measuring 18,389 square feet, which is currently vacant. The applicant's stated intent is to sell the vacant lot for future residential development. The property is zoned "C," One-Family Residential. Both proposed lots meet the minimum lot size and all applicable dimensional requirements of the C zoning district. Mayor Beecherl opened the public hearing and asked if anyone wished to speak. There were no public comments. Hearing none, Mayor Beecherl closed the public hearing. The Town Council questioned and discussed the driveway's placement on the property based on the photos presented. On a motion made by Council Member Lydia Novakov, seconded by Mayor Pro Tem Don Snell, the Town Council voted unanimously to conditionally approve the replat creating Lots 3R-1 and 3R-2, Block 179, a replat of Lot 3R, Block 179, Hackberry Creek Addition, located at 3606 St. John's Drive subject to confirming the accuracy of the survey and the plat as it relates to the driveway location and notations for access easements, as applicable.

VI. ADJOURNMENT

Mayor Beecherl adjourned the Town Council meeting at 8:18 a.m.

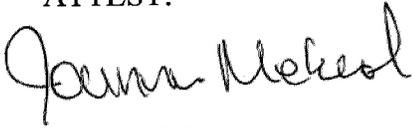
APPROVED on the 20th day of January 2026.

APPROVED:

A handwritten signature in black ink, appearing to read 'Will C. Beecherl', written in a cursive style.

Will C. Beecherl
Mayor

ATTEST:

A handwritten signature in black ink, appearing to read 'Joanna Mekeal', written in a cursive style.

Joanna Mekeal
Town Secretary