

THE TOWN OF
Highland Park
TEXAS

4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

MAYOR
Margo Goodwin
--
MAYOR PRO TEM
John McKnight
--
COUNCIL MEMBERS
David L. Dowler
Eric Gambrell
Jimmy Grisham
Craig Penfold
--
TOWN ATTORNEY
Matthew C.G. Boyle
--
TOWN JUDGE
Albert D. Hammack
--
LOCAL HEALTH AUTHORITY
Michael L. McCullough, M.D.

TOWN ADMINISTRATOR
Bill Lindley
--
DIRECTOR OF PUBLIC SAFETY
Rick Pyle
--
DIRECTOR OF ADMINISTRATIVE SERVICES
&
CHIEF FINANCIAL OFFICER
Steven J. Alexander, CPA
--
DIRECTOR OF TOWN SERVICES
Kathleen G. Stewart
--
DIRECTOR OF ENGINEERING
Lori Chapin, P.E.
--
TOWN SECRETARY
Gayle Kirby

March 6, 2020

ZONING COMMISSION MEMBERS

Mrs. Margaret Keliher, Chair
Mrs. Alison Hunsicker
Mrs. Carolyn Seay
Mr. Rick Jones
Mr. Brian Ficke

(Transmitted via email & USPS)

Dear Member:

A public hearing is scheduled at 4:00 p.m. on Wednesday, March 25, 2020, in the Town Council Chamber, 4700 Drexel Drive, to consider a request from Mr. Kenneth E. Aboussie, Jr. and Kamela H. Aboussie to combine 4300 and 4304 Lorraine Avenue into one building site. All structures at 4300 and 4304 Lorraine Avenue will be demolished. They are currently residing at 4425 Lorraine Avenue. They plan to build a new residence on the combined property.

In August 2005, the Town's Zoning Ordinance was amended to provide specific zoning setback and coverage regulations for combined building sites. Staff has reviewed the preliminary site plan to verify compliance with these regulations. This request was referred to the Zoning Commission by the Town Council on February 18, 2020 for a review and recommendation. A public hearing, review, and recommendation is required before the Town Council can consider approval to combine properties by amending the Town's zoning map and zoning ordinance.

Enclosed is a copy of the notice mailed to property owners within 200 feet, the zoning application, the two existing surveys, and a map of the block indicating the location of the properties.

Following your review of this information, please call me at 214-521-4161 (office) or 972-951-9106 (cell) if you have questions.

Sincerely,



Kirk Smith
Assistant Director of Town Services
ksmith@hptx.org

Enclosures

cc: Margo Goodwin, Mayor (e-mail)
Bill Lindley, Town Administrator (e-mail)
Matthew C.G. Boyle, Town Attorney (e-mail)
Gayle Kirby, Town Secretary (e-mail)
Kathleen Stewart, Director of Town Services (e-mail)
Don Young, Building Inspector (e-mail)



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Lori Chapin, P.E.
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TOWN SECRETARY
Gayle Kirby

March 11, 2020

**TOWN OF HIGHLAND PARK, TEXAS
ZONING COMMISSION PUBLIC HEARING**

The Zoning Commission will conduct a public hearing on Wednesday, March 25, 2020, at 4:00 p.m., in the Town Council Chamber at the Town Hall, 4700 Drexel Drive, to consider a request to combine the two properties of 4300 and 4304 Lorraine Avenue into a single building site. Combining the building sites requires an amendment to the Town's Zoning Ordinance and Zoning Map.

If you have any questions concerning the application, please contact me at (214) 521-4161 or ksmith@hptx.org.

All persons interested in this request are invited to attend the public hearing

Kirk Smith
Assistant Director of Town Services

THE TOWN OF

Highland Park

TEXAS

4700 Drexel Drive, Highland Park, TX 75205
214-521-4161 office 214-559-9335 fax

Department of Building Inspection



(PLEASE COMPLETE A SEPARATE APPLICATION FOR EACH REQUEST)

(The application WILL NOT be scheduled for a review until a completed application is submitted to the Building Inspection Department.)

I. TYPE OF APPLICATION:

(please check one)

- Zoning Change / Amendment (**Combined Building Site**)
- Planned Development - New
- Planned Development - Amendment
- Platting (Replat)

II. ADDRESS OF PROJECT: 4300 & 4304 LORRAINE AVENUE

III. APPLICANT INFORMATION:

Current Land Owner

 Signature

KENNETH E. ABOUSSIE, JR.
KAMELA H. ABOUSSIE Printed Name

Applicant or Agent of Owner

 Signature

KENNETH E. ABOUSSIE JR.
KAMELA H. ABOUSSIE Printed Name

4425 LORRAINE AVENUE Mailing Address
HIGHLAND PARK, TX 75205

4425 LORRAINE AVENUE
HIGHLAND PARK, TX 75205

214-717-3933 Telephone Number

214-917-3933

EMAIL
COM

EMAIL
COM

By my signature as Current Land Owner, I have applied to combine these properties into one building site. I hereby affirm that I recognize and understand per the Town of Highland Park's Zoning Ordinance, should these building sites be combined they cannot later be subdivided. This Zoning Change is considered permanent and will run with the property in perpetuity.

IV. PROJECT INFORMATION:
(Complete all information)

Proposed Project Name (if applicable): THE ABOUSSIE FAMILY HOME

Street Address of Project: 4300 ~~5~~ 4304 LORRAINE AVENUE

Existing Zoning District: D

Proposed Zoning District (if applicable): SAME

Legal Description(s) of Project (Lot, Block, Addition): SEE ATTACHED

Lot 11 & Lot 12, Block 120, Highland Park West First Installment

V. APPLICATION EXPLANATION (Please type or print legibly, or submit a detailed explanation in letter format):

See letter attached:

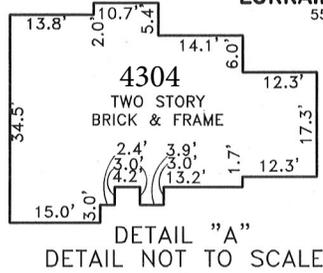
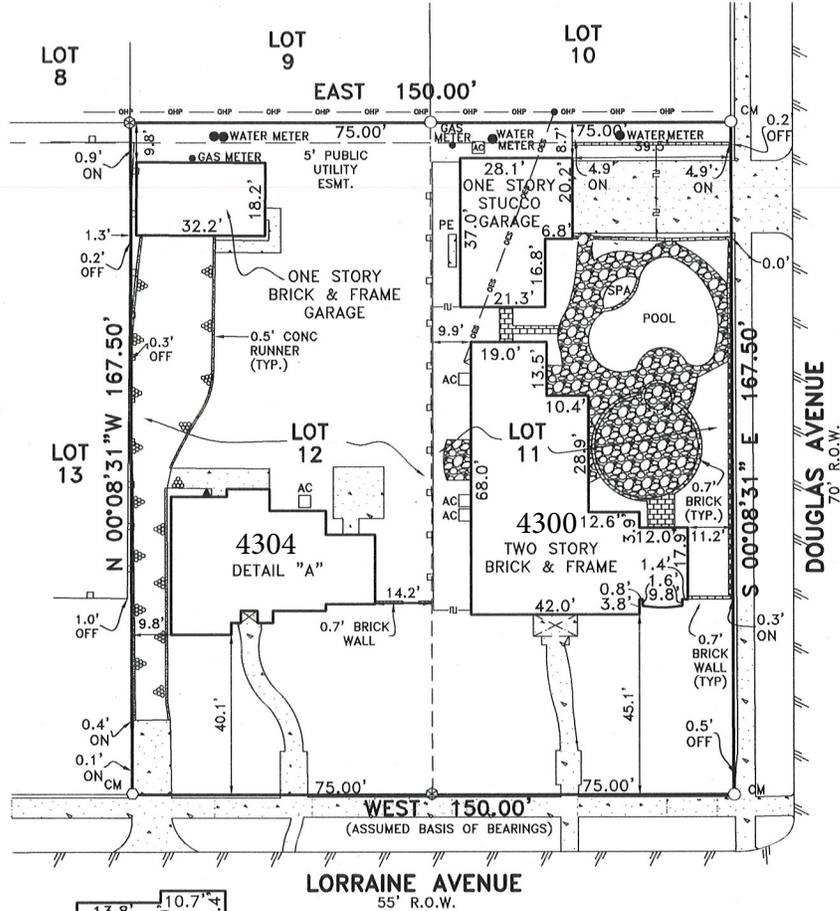


4300 & 4304 Lorraine Avenue

Lot 11 & 12, Block 120, of HIGHLAND PARK WEST FIRST INSTALLMENT, an Addition to the Town of Highland Park, Dallas County, Texas, according to the Plat thereof recorded in Volume 3, Page 345, of the Map Records of Dallas County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1/2" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- ⊕ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X — BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 FLOOD NOTE: According to the F.I.R.M. No. 48113C0335K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings as are shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____
 Accepted by: _____
 Purchaser
 Purchaser

Drawn By: TAYLOR
 Scale: 1" = 30'
 Date: 09/24/19
 GF No.: N/A
 Job No. 1918867-01

12025 Shiloh Road, Ste. 240
 Dallas, TX 75228
 P 214-349-9485
 F 214-349-2216
 Firm No. 10168800
 www.cbgtdllc.com

STATE OF TEXAS
 REGISTERED PROFESSIONAL SURVEYOR
 JONATHAN M. QUILL
 5882
 R.P.L.S. NO. 5882

KENNETH E. ABOUSSIE, JR.
4425 LORRAINE AVENUE, HIGHLAND PARK, TEXAS
214-717-3933

RECEIVED
January 31, 2020
Building Inspection

January 31, 2020

Mr. Kirk Smith
Town of Highland Park
4700 Drexel Drive
Highland Park, Texas 75205
ksmith@hptx.org

Dear Kirk,

As you know, my wife and I are the new owners of 4300 and 4304 Lorraine Avenue. Currently, we live at 4425 Lorraine, where we have lived for the past six years. We have two young boys, ages 5 and 3, and we are expecting our third child any day now. As our family grows we are quickly outgrowing our current home.

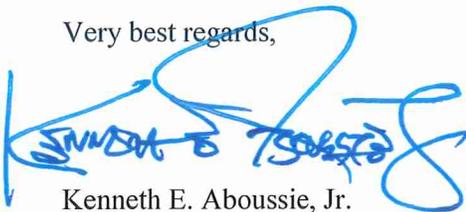
We love this neighborhood, and our desire is to raise our family here. We are requesting to combine the lots at 4300 and 4304 Lorraine in which to build our family home.

We have hired architect Wilson Fuqua to design a traditional brick home, consistent with "Old Highland Park," keeping with the classic architecture of the neighborhood.

Both lots are currently 75.00' x 167.50' which would make the combined lot 150.00' x 167.50'.

Thank you for your consideration, please feel free to call me if you have any questions.

Very best regards,



Kenneth E. Aboussie, Jr.

4230	4224	4220	4212	4200
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4324	4320	4316	4312	4308	4304	4300
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AVENUE BELC

4231	4225	4221	4215
4236	4228	4220	4212

4323	4319	4311	4309	4301			
4328	4320	4318	4316	4312	4308	4304	4300

AVENUE LORRAINE

4241	4231	4221	4217	421
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AVENUE

4329	4323	4319	4315	4311	4305	4301
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DOUGLAS

120

117

119

118