

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



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

TOWN ADMINISTRATOR
Bill Lindley
--
DIRECTOR OF PUBLIC SAFETY
Paul Sandman
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DIRECTOR OF ADMINISTRATIVE SERVICES
&
CHIEF FINANCIAL OFFICER
Steven J. Alexander, CPA
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DIRECTOR OF TOWN SERVICES
Kathleen G. Stewart
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DIRECTOR OF ENGINEERING
Lori Chapin, P.E.
--
TOWN SECRETARY
Joanna Mekeal

October 26, 2020

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Sherri Baer
Stacey Furst
Don Snell
Steve Swenson
Cynthia Beaird, Alternate Member
Joan Clark, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, November 11, 2020, to consider a variance from Section 8-701 of the Town's Zoning Ordinance to consider a request from Brigham and Caitlin Wilson for a maximum lot coverage of 33.1% with the total building footprint at 4405 Highland Drive, Part of Lot 7 and Part of Lot 8, Block 31, Highland Park Addition, Second Installment. This property exists in a "B" single-family zoning district which is limited to a maximum of 30% total lot coverage. The owners request permission to construct a 2-car garage which will exceed the maximum lot coverage, therefore a 3.1% (518 square feet) variance is requested.

The official meeting place of the Board of Adjustment is 4700 Drexel Drive, Highland Park, Texas. However, due to the need for social distancing, this meeting will be held via video conference and telephone which will allow the Board of Adjustment Members and the public to meet online while practicing social distancing.

The agenda, application, and online meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

The public may make a comment during the meeting by calling 1-646-749-3129, or (Toll Free) 1-877-309-2073, Access Code 169-402-013, or both watch and provide comment by accessing the video conference using the www.GoToMeeting.com/meeting/join-meeting platform and referencing the same access code. The caller shall mute their telephone/microphone until the Board Chairman asks for public comment on the agenda item.

The property owners applied for a permit to construct an attached garage to the existing residence that is planned for remodeling. Currently there is no garage on this property. Total lot coverage is limited to 30% of the land area with a building footprint in this district. However, the height of the main building is allowed to be 2-1/2 stories. This district typically encompasses the building sites with larger land areas throughout Town. For historical purposes, in 2017 the neighboring property to the south of this site, and in the same zoning district, appealed to the Board for a new dwelling to be built which encompassed 39.8% of the land area. The appeal was granted due to its smaller land area compared to other properties on the block in the same zoning district. If this variance were approved, no future change(s) to the building(s) could occur without additional consideration by the Board. A 3.1% lot coverage variance is requested by the property owner.

Enclosed is a copy of: (i.) the application to the Board, (ii.) the site plan and elevations, (iii.) the public hearing notice, and (iv.) a map of the block indicating the location of the property.

Feel free to contact me up until October 29, or Kathleen Stewart (kstewart@hptx.org or 214-559-9353) at your convenience if you have any questions.

Sincerely,



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

cc: Margo Goodwin, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Matthew C.G. Boyle, Town Attorney, via e-mail
Joanna Mekeal, Town Secretary, via e-mail
Kathleen Stewart, Director of Town Services, via e-mail
Don Young, Senior Building Inspector, via e-mail

"SURVEY PLAT"

SUZANNE ADLETA MULHAUSE
VOLUME 2003175, PAGE 22004
D.R.D.C.T.
(PREVIOUSLY DESCRIBED IN
VOLUME 86239, PAGE 2766
D.R.D.C.T.)

PROPERTY DESCRIPTION:

BEING A PART OF LOT 7 AND A PART OF LOT 8, IN BLOCK 31, OF THE SECOND INSTALLMENT OF HIGHLAND PARK, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 253, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO KENDALL BURNEY WILSON, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201400322736, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

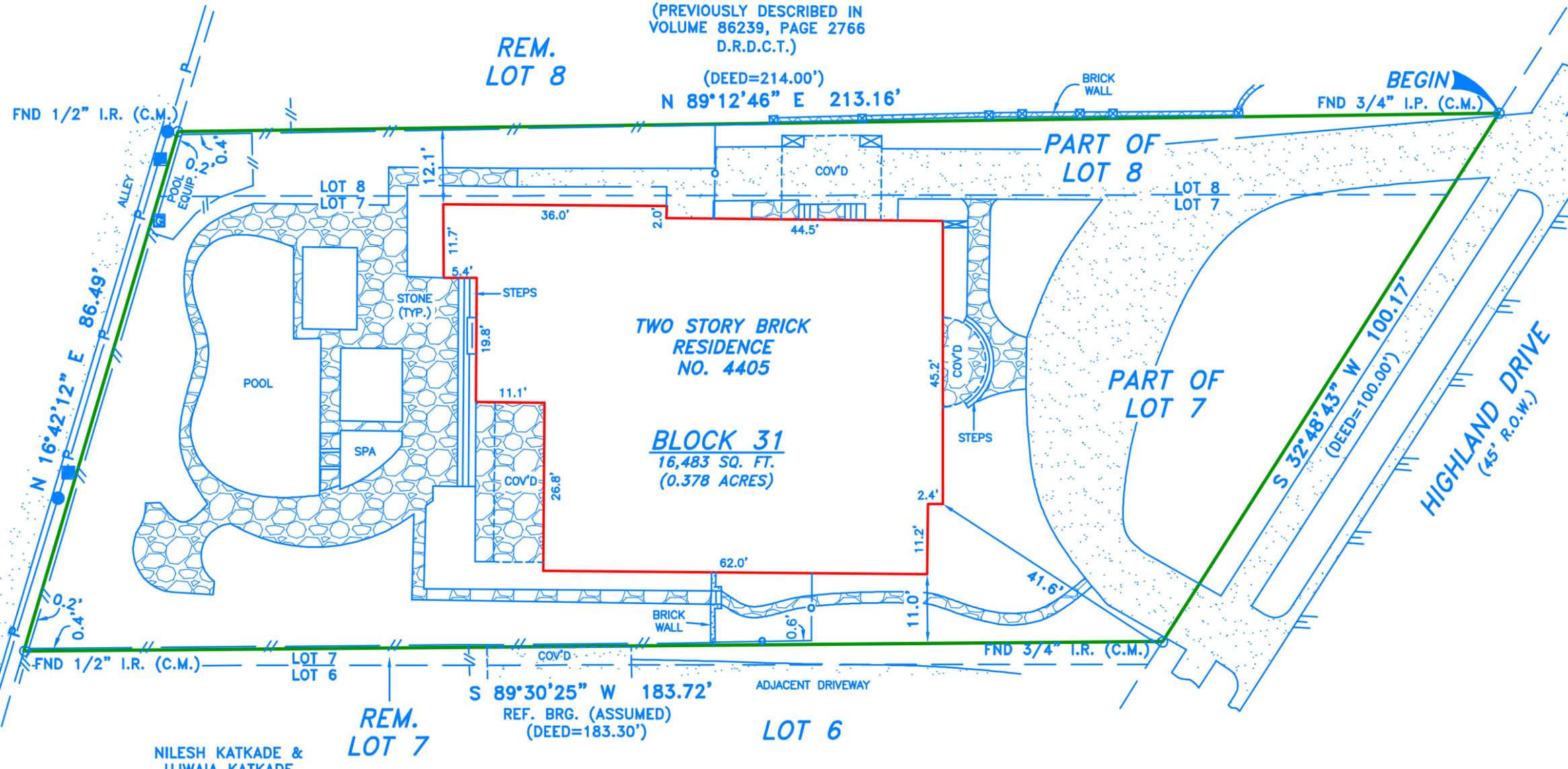
BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE (45' RIGHT-OF-WAY) AT THE NORTHEAST CORNER OF SAID WILSON TRACT, COMMON TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SUZANNE ADLETA MULHAUSE, OF RECORD IN VOLUME 2003175, PAGE 22004, DEED RECORDS OF DALLAS COUNTY, TEXAS, AS PREVIOUSLY DESCRIBED IN VOLUME 86239, PAGE 2766, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 32°48'43" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HIGHLAND DRIVE, A DISTANCE OF 100.17 FEET TO A 3/4" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID WILSON TRACT;

THENCE SOUTH 89°30'25" WEST ALONG THE SOUTH LINE OF SAID WILSON TRACT, A DISTANCE OF 183.72 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF, IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AN ALLEY;

THENCE NORTH 16°42'12" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 86.49 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID WILSON TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID MULHAUSE TRACT;

THENCE NORTH 89°12'46" EAST ALONG THE COMMON LINE OF SAID WILSON AND MULHAUSE TRACTS, A DISTANCE OF 213.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16,483 SQUARE FEET OR 0.378 ACRES OF LAND.



NILESH KATKADE &
UJWAIA KATKADE
CC# 201600347223
D.R.D.C.T.

ADDRESS: 4405 HIGHLAND DRIVE

NOTE:

(P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480178 0335K, DATED 07/07/2014, REVISED BY LETTER OF MAP REVISION WITH AN EFFECTIVE DATE OF AUGUST 3, 2018, HAVING A CASE NUMBER OF 18-06-0588P, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



CERTIFIED TO: KENNETH PRATT DRAFTER: BRS | DATE: 09/19/2018 | JOB NO.: 18-09-040

SYMBOL LEGEND	
--//--	WOOD FENCE
-X-	CHAIN LINK FENCE
-x-	WIRE FENCE
-o-	WROUGHT IRON FENCE
⊠	COLUMN
●	POWER POLE
⊠	WATER METER
-P-	POWERLINE
-S-	OVERHEAD SERVICE LINE
⊠	TRANSFORMER AND PAD
⊠	GAS METER
///	ASPHALT SURFACE
□	CONCRETE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

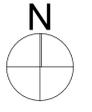
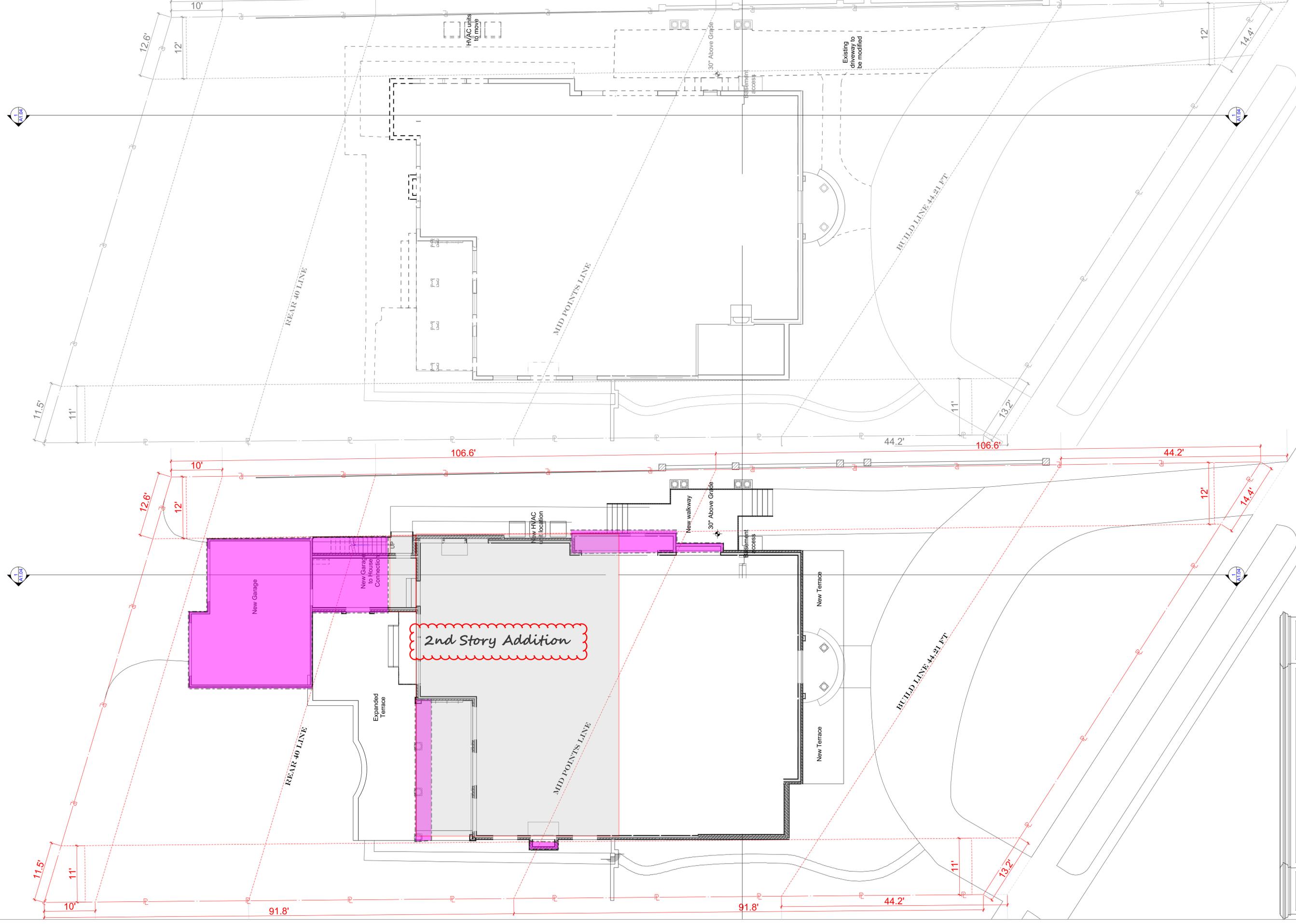
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

Jason L. Morgan
JASON L. MORGAN TXRPLS 5587



Global Land Surveying, Inc.
SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

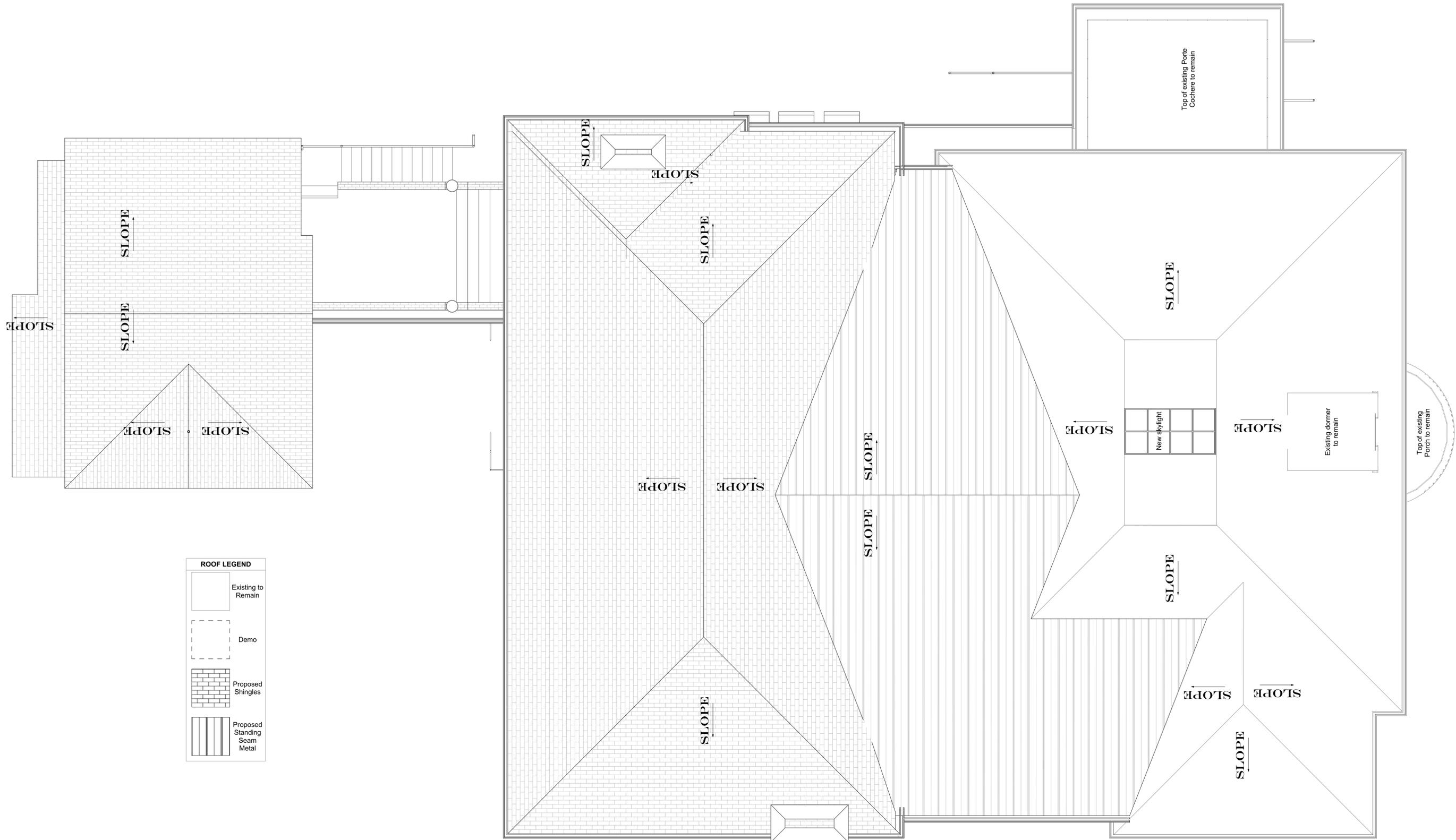
GLOBAL LAND SURVEYING, INC.
2030 "G" AVENUE, SUITE 1104
PLANO, TEXAS 75074
PHONE (972) 881-1700
ORDERS@GLS-INC.COM
FIRM NO. 10016300



1
Site Plan Proposed
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

2
Site Plan Demo
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

A1.03	Architectural Services for: Mr. and Mrs. Brigham and Catlin Wilson 4405 Highland Dr Dallas, TX 75205	Site Plan	10/19/2020
FUQUA Architects (214) 528-4663			

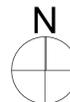


ROOF LEGEND

	Existing to Remain
	Demo
	Proposed Shingles
	Proposed Standing Seam Metal

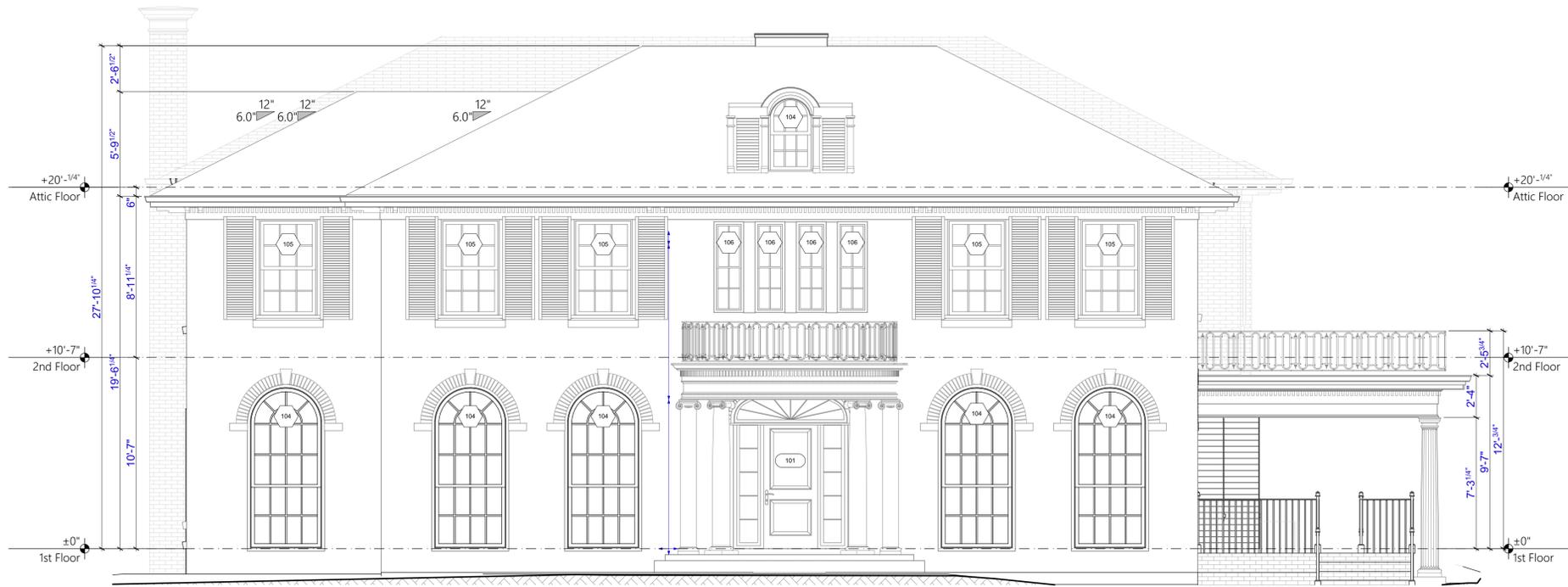
3 Roof Plan Proposed

SCALE: 1/4" = 1'-0"

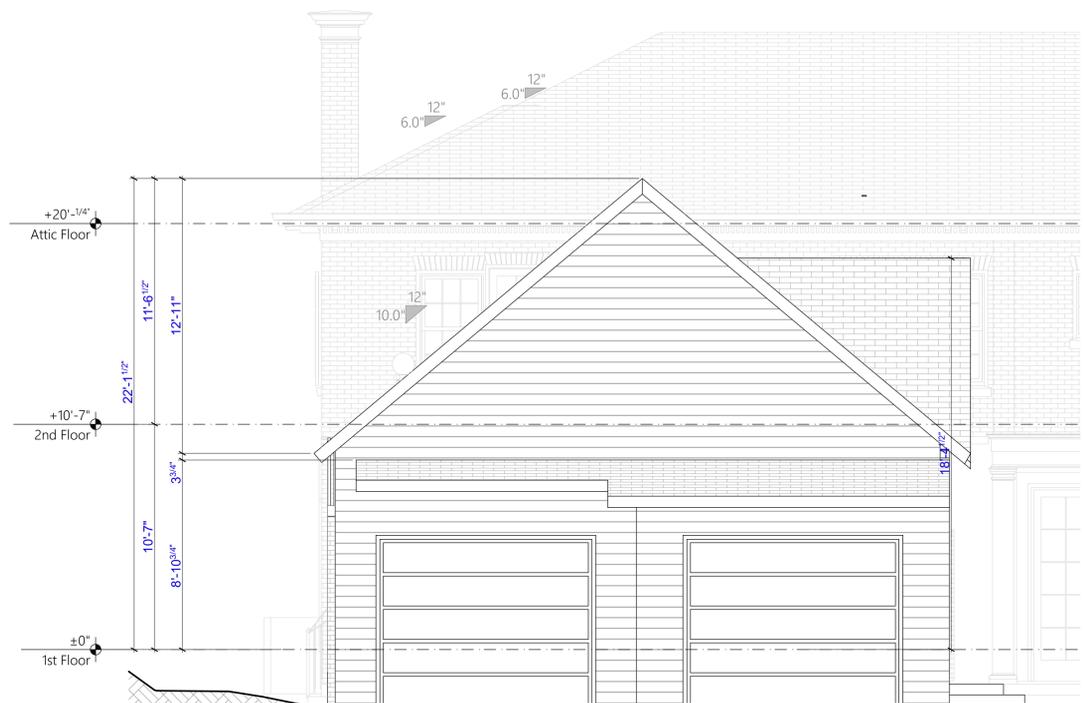


ISSUE	DATE	REMARKS
Variance	10/12/2020	
Variance Rv.	10/19/2020	

Proposed Roof Plan	Architectural Services for:	A2.14
	Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	
FUQUA Architects (214) 528-4663		10/19/2020



2 Front (East) Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 Garage Back (West) Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



1 Back (West) Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



ISSUE	DATE	REMARKS
Variance	10/1/2020	
Variance Rv.	10/19/2020	

Front & Back Elevations	Architectural Services for: Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	A3.01
	FUQUA Architects (214) 528-4663	



1 North Elevation
SCALE: 1/4" = 1'-0"



2 South Elevation
SCALE: 1/4" = 1'-0"



ISSUE	DATE	REMARKS
Variance	10/11/2020	
Variance Rv.	10/19/2020	

North & South Elevations	Architectural Services for:	A3.02
	Mr. and Mrs. Brigham and Caitlin Wilson 4405 Highland Dr Dallas, TX 75205	
FUQUA Architects (214) 528-4663		10/19/2020

BIMcloud: WDC01 - BIMcloud Basic for ARCHICAD 2344405 Highland Dr

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Joanna Mekeal

October 26, 2020

**TOWN OF HIGHLAND PARK
LEGAL NOTICE
BOARD OF ADJUSTMENT PUBLIC HEARING**

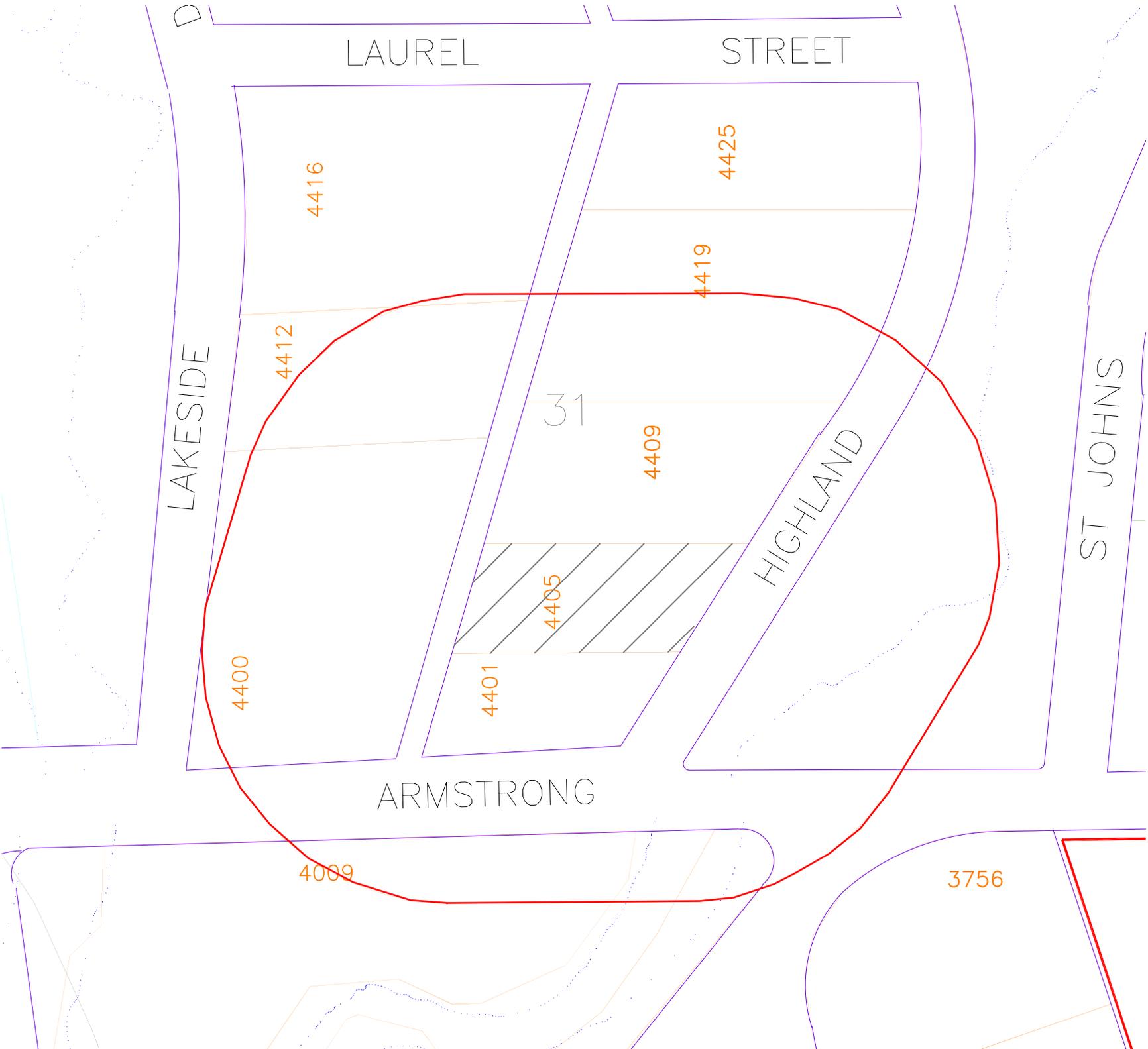
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For additional information regarding this application, contact Kathleen Stewart at (214) 521-4161 or kstewart@hptx.org. All interested parties are invited to attend the public hearing.



D

LAUREL STREET

LAKESIDE

ARMSTRONG

HIGHLAND

ST JOHNS

4416

4412

4419

4425

4409

4405

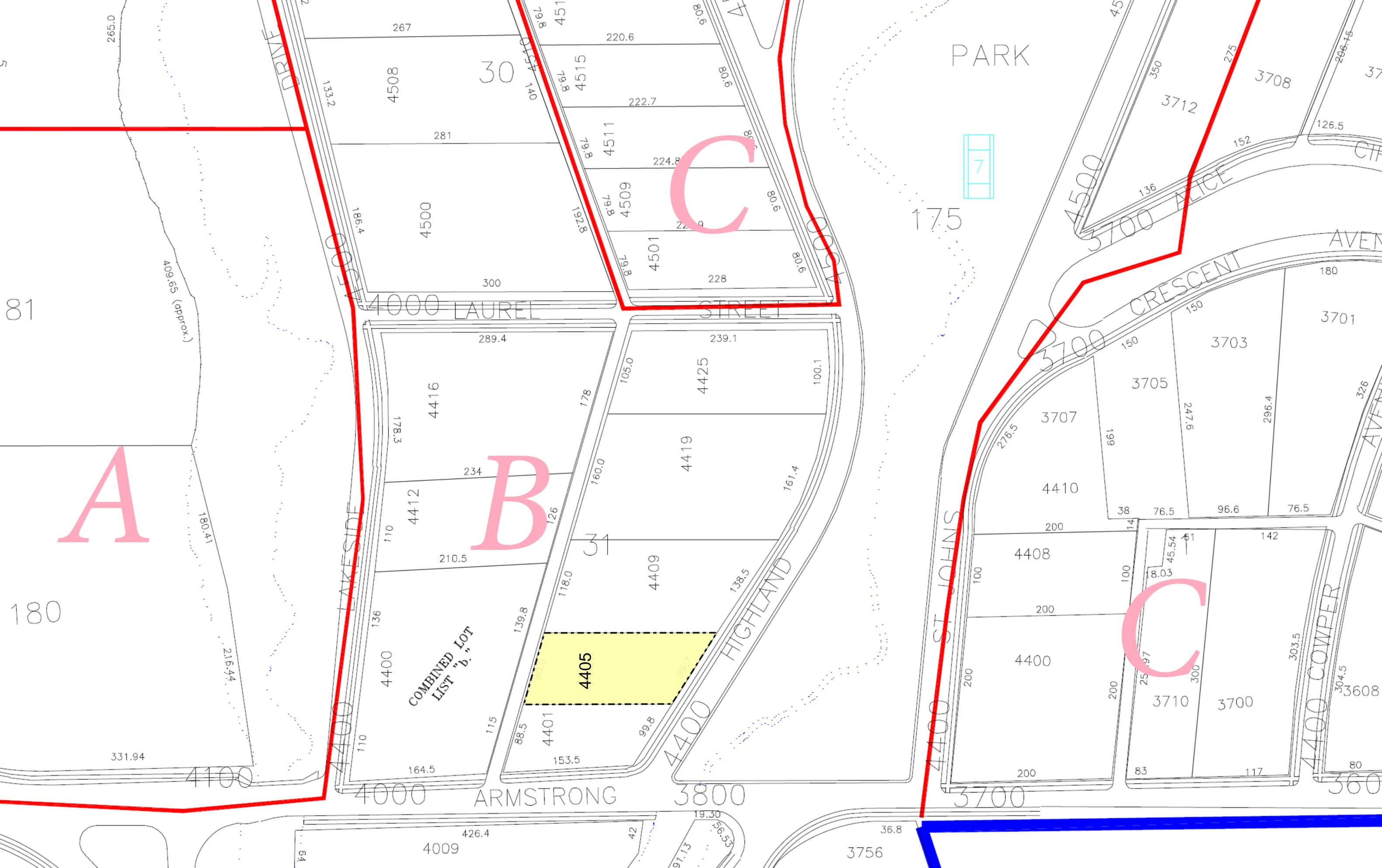
4401

4400

4009

3756

31



A

B

C

C

7

4405

COMBINED LOT LIST "b."

PARK

DRIVE

LAKE SIDE

LAUREL STREET

ARMSTRONG

HIGHLAND

ST. JOHNS

CRESCENT

COWPER

AVENUE

AVENUE

409.65 (approx.)

180.41

216.44

331.94

4100

4500

4500

4508

30

4401

31

4409

4419

4425

4501

4509

4511

4515

4517

3707

3705

3703

3701

3708

3712

3710

3700

3708

3700

3700

3710

3700

4408

4410

3705

3703

3701

3708

3712

3710

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3608

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4400

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3703

3701

3708

3712

3710

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83

25.97

3710

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4400

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4408

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3707

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3701

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3712

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