

THE TOWN OF  
*Highland Park*  
TEXAS

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

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.*

TOWN ADMINISTRATOR  
*Bill Lindley*  
--  
DIRECTOR OF PUBLIC SAFETY  
*Paul Sandman*  
--  
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  
*Joanna Mekeal*

February 19, 2021

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, February 24, 2021 to consider two requests. The official meeting place of the Zoning Commission is 4700 Drexel Drive, Highland Park, Texas. However, due to the need for social distancing during the Covid-19 pandemic, this meeting will be held via video conference and telephone, which will allow the Commission Members and the public to meet online while practicing social distancing. The connection details are located on the bottom of the next page.

The first request is to combine the two properties of 4315 and 4319 Potomac Avenue into a single building site. Anthony J. Fagan is the landowner of these two adjacent properties. The property at 4315 Potomac has an existing dwelling. 4319 Potomac has no dwelling, but it has an existing fence. Mr. Fagan plans to construct an exterior covered patio attached to the existing dwelling and build a new pool in compliance with all the required setbacks. Combining the two building sites requires an amendment to the Town's Zoning Ordinance.

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. Mr. Fagan is aware that combining the properties is a permanent process and will run with the property in perpetuity.

The second request is from the Highland Park United Methodist Church ("HPUMC") to amend the Zoning Ordinance by amending the site plan for the Highland Park United Methodist Church by granting a permit to construct an addition to the existing Columbarium Garden. The proposed project will be to construct a seven feet and a quarter inch (7.25') tall masonry columbarium wall, with two hundred twenty-five (225) addition niches in the existing Columbarium Garden adjacent to the west side of Cox Chapel at 3300 Mockingbird Lane. This building site is located in a planned development ("PD") zoning district known as PD 2. This PD district is solely comprised of the Highland Park United Methodist Church.

The Columbarium Garden was originally approved by Town Council and constructed in 2010. At that time, the Council stipulated that any future expansion of the Columbarium Garden would require approval by the Town Council. In 2011, the Town's Zoning Ordinance was amended to construct an additional two hundred twenty-five (225) niches in the Columbarium Garden adjacent to the west side of Cox Chapel.

These requests were referred to the Zoning Commission by the Town Council on January 19 for a review and recommendation. A public hearing, review, and recommendation is required before the Town Council can consider approval to act on these zoning requests.

Enclosed is a copy of the notice mailed to property owners within 200 feet, the zoning applications, the site plans with property boundary, and a location map of the blocks.

Following your review of this information, please call me at 214-559-9410 (office) if you have questions.

Sincerely,

Kamil Miskowiec  
Development Services Coordinator  
[kmiskowiec@hptx.org](mailto:kmiskowiec@hptx.org)

Enclosures

cc: Margo Goodwin, Mayor (e-mail)  
Bill Lindley, Town Administrator (e-mail)  
Matthew C.G. Boyle, Town Attorney (e-mail)  
Hugh Pender, Director of Development Services (e-mail)  
Joanna Mekeal, Town Secretary (e-mail)  
Don Young, Senior Building Inspector (e-mail)

### **Meeting Connection Details**

#### **Zoning Commission**

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/967224813>

**You can also dial in using your phone.**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

**Access Code:** 967-224-813

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/967224813>

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
- Planned Development - New
- Planned Development - Amendment
- Platting (Replat)

II. ADDRESS OF PROJECT: 4315/4319 Potomac Avenue, Dallas

III. APPLICANT INFORMATION:

<u>Current Land Owner</u>		<u>Applicant or Agent of Owner</u>
<u>Tony Fagan</u>	<i>Signature</i>	<u>Bryan Connally</u>
<u>Anthony J. Fagan</u>	<i>Printed Name</i>	<u>Bryan Connally</u>
<u>4315 Potomac Ave.</u>	<i>Mailing Address</i>	<u>12025 Shiloh Rd.</u>
<u>Dallas, Texas</u>		<u>Dallas, Texas</u>
<u>75205</u>		<u>75228</u>
<u>214-843-4005</u>	<i>Telephone Number</i>	<u>214-349-9485</u>
<u>N/A</u>	<i>Fax Number</i>	<u>214-349-2216</u>

TONY.FAGAN  
@TEXASAIRSYSTEMS.COM

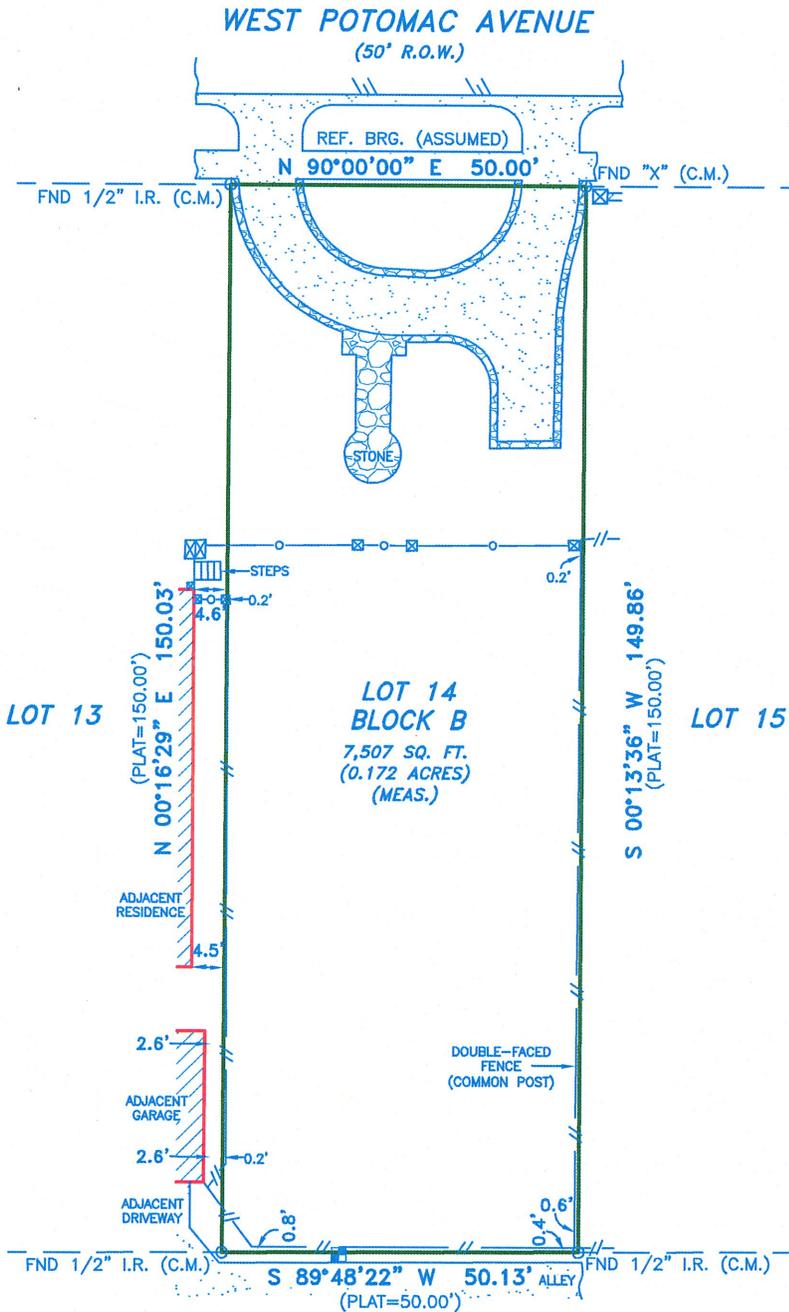


### "SURVEY PLAT"

BEING LOT 14, BLOCK B, PRESTON PLACE ADDITION, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 30, MAP RECORDS, DALLAS COUNTY, TEXAS.

DocuSigned by:  
*Anthony J Fagan*  
 89C7AAFF6890469...

DocuSigned by:  
*[Signature]*  
 171C1B5EFA81459...



ADDRESS: 4319 WEST POTOMAC AVENUE

**FLOOD STATEMENT:**

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480178 0335K, DATED 07/07/2014, 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.

**NOTE:**

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

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: \_\_\_\_\_

DATE: \_\_\_\_\_

CERTIFIED TO: HSTX TITLE & ANTHONY AND HEATHER FAGAN REVOCABLE TRUST

GF#: HSTX20-00068

DATE: 04/08/2020 JOB NO.: 20-04-012

SYMBOL LEGEND FND= FOUND I.R. = IRON ROD I.P.= IRON PIPE ESMT.= EASEMENT B.L.= BUILDING LINE (C.M.)= CONTROL MONUMENT

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

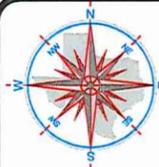
I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. HSTX20-00068 PROVIDED BY HSTX TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.

*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.  
 1705 TAWAKONI LANE  
 PLANO, TEXAS 75075  
 PHONE (972) 881-1700  
 JMORGAN@GLS-INC.COM  
 FIRM NO. 10016300



# 4315 Potomac Avenue

Being Lot 15, in Block B, of Preston Place, an addition to the City of Highland Park, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 3, page 30, Plat Records, Dallas County, Texas.

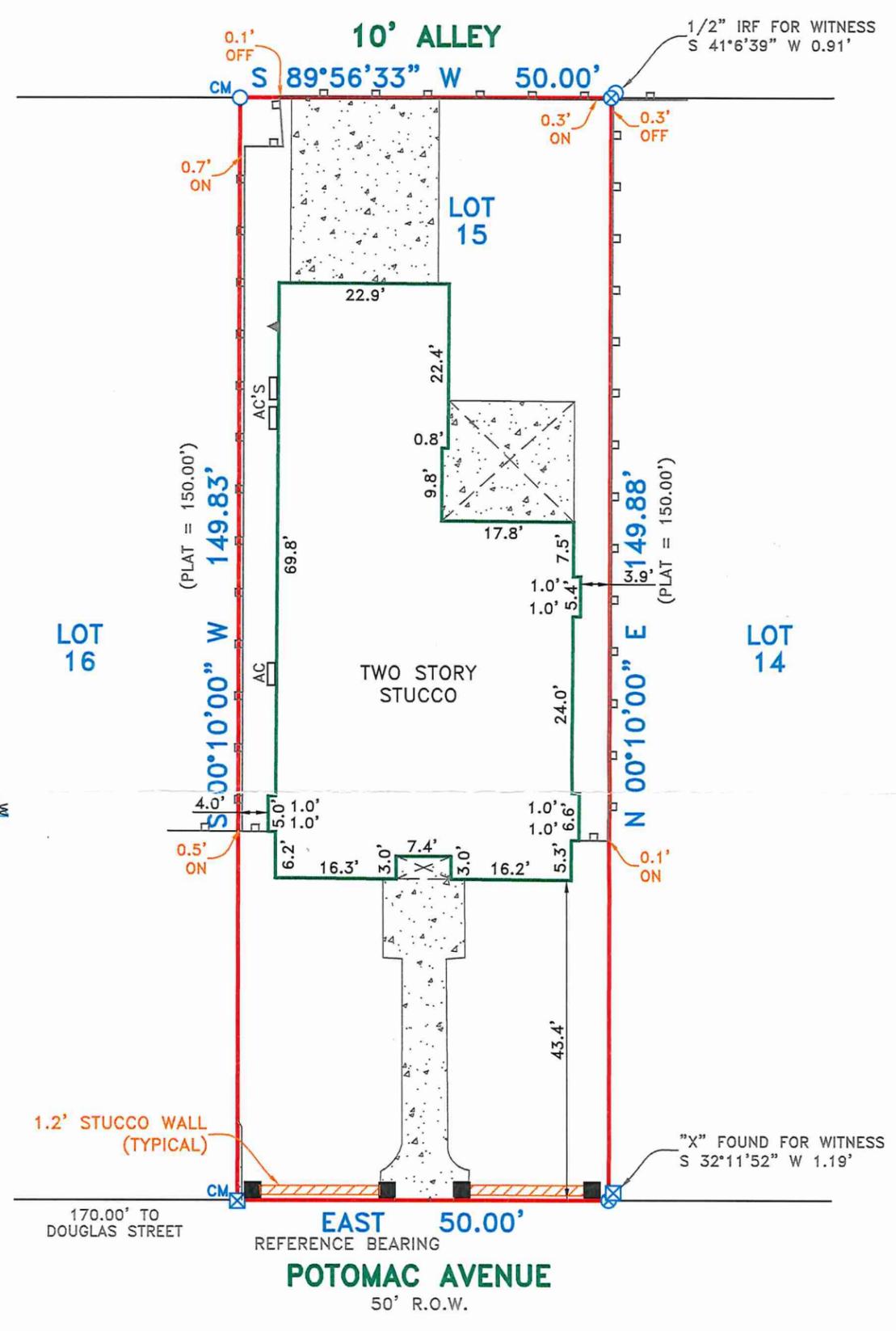
# stewart

title guaranty company



### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊕ 60d NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- T TRANSFORMER PAD
- COLUMN
- POWER POLE UNDERGROUND ELECTRIC
- ▲ OVERHEAD ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- WOOD FENCE POST ONLY
- IRON FENCE
- X— BARBED WIRE
- /— EDGE OF ASPHALT
- /— EDGE OF GRAVEL
- ▨ CONCRETE
- ▨ COVERED AREA



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 3, PG. 30

### NOTES:

BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0335 J, 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 Stewart Title. 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 indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: \_\_\_\_\_

Accepted by: \_\_\_\_\_

Purchaser \_\_\_\_\_

Purchaser \_\_\_\_\_

Drawn By: OR

Scale: 1" = 20'

Date: 10/08/13

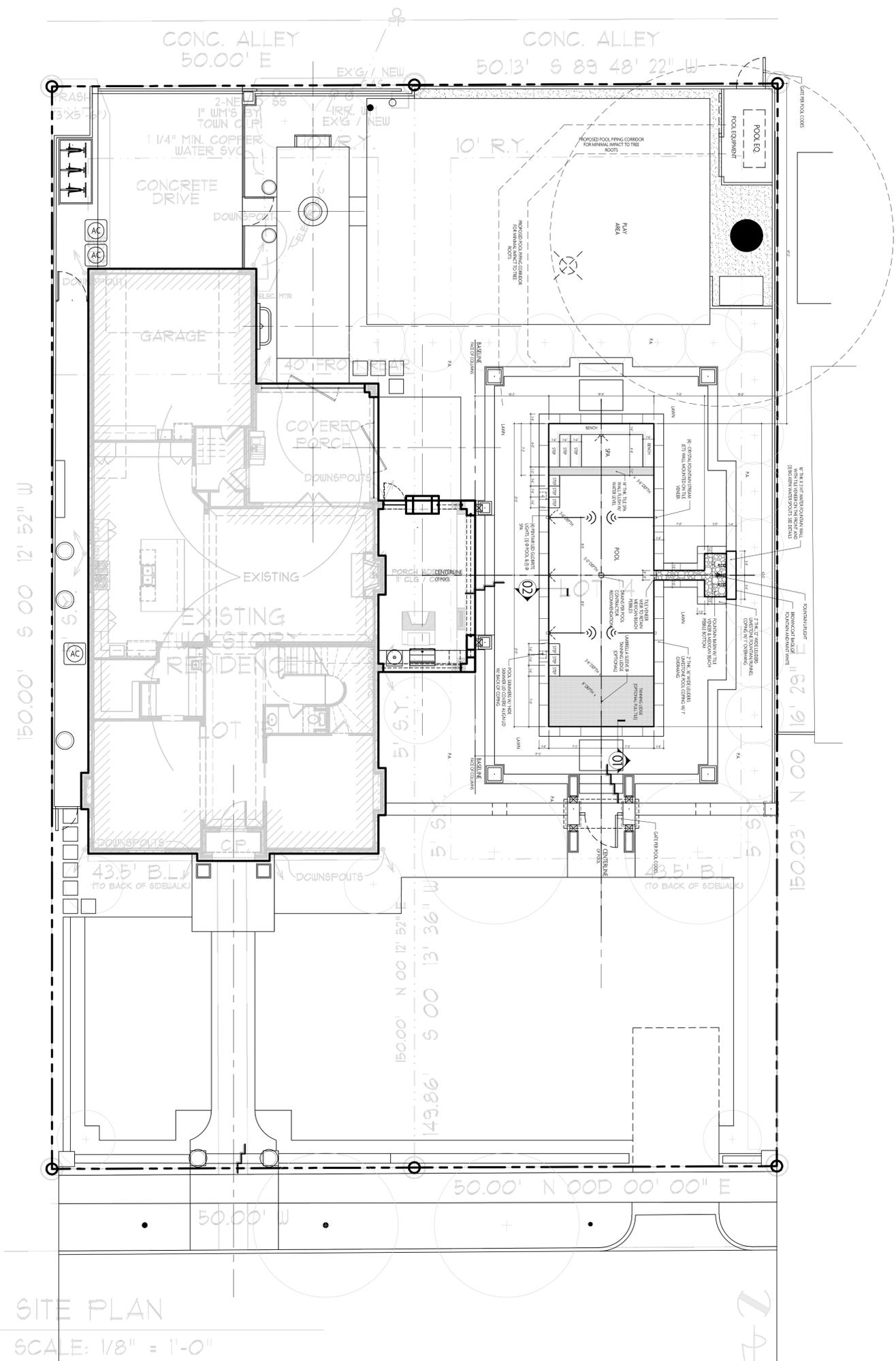
GF No.: 01128-3778

Job No. 1306754-1

**C.B.G. Surveying, Inc.**  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
[www.cbgsd.com](http://www.cbgsd.com)

**4315 Potomac 4319 Potomac**





SITE PLAN  
SCALE: 1/8" = 1'-0"

\*FOR REVIEW ONLY\*



DATE	1/26/2021
REVISIONS	
SITE PLAN	



SCALE: 3/8" = 1'-0"

These drawings have been prepared by DOLA Design for review purposes only. They are not to be used for construction, bidding or permitting.

# FAGAN RESIDENCE

4315 & 4319 POTOMAC AVE.  
HIGHLAND PARK, TEXAS

MAYOR  
*Margo Goodwin*  
--  
MAYOR PRO TEM  
*David Dowler*  
--  
TOWN COUNCIL MEMBERS  
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*Marc Myers*  
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LOCAL HEALTH AUTHORITY  
*Michael L. McCullough, M.D.*



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

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*Lori Chapin, P.E.*  
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TOWN SECRETARY  
*Joanna Mekeal*

February 9, 2021

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

The Zoning Commission will conduct a public hearing on Wednesday, February 24, 2021, at 4:00 p.m., to consider a request to combine the two properties of 4315 and 4319 Potomac Avenue into a single building site. Combining the building sites requires an amendment to the Town's Zoning Ordinance and Zoning Map. The official meeting place of the Zoning Commission 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 Commission Members and the public to meet online while practicing social distancing.

The agenda and online meeting details are available on the Town's website [www.hptx.org](http://www.hptx.org) under the Zoning Commission webpage by selecting "Most Recent Agenda Packet."

The public may make a comment during the meeting by calling 1-571-317-3116, or (Toll Free) 1-866-899-4679, Access Code 967-224-813 or by accessing the video conference using the [www.GoToMeeting.com/meeting/join-meeting](http://www.GoToMeeting.com/meeting/join-meeting) platform and referencing the same access code. The caller shall mute their telephone/microphone until the Commission Chair asks for public comment on the agenda item.

If you have any questions concerning the application, please contact me at (214) 559-9410 or [kmiskowiec@hptx.org](mailto:kmiskowiec@hptx.org).

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

Kamil Miskowiec  
Development Services Coordinator

PARKWAY

5500

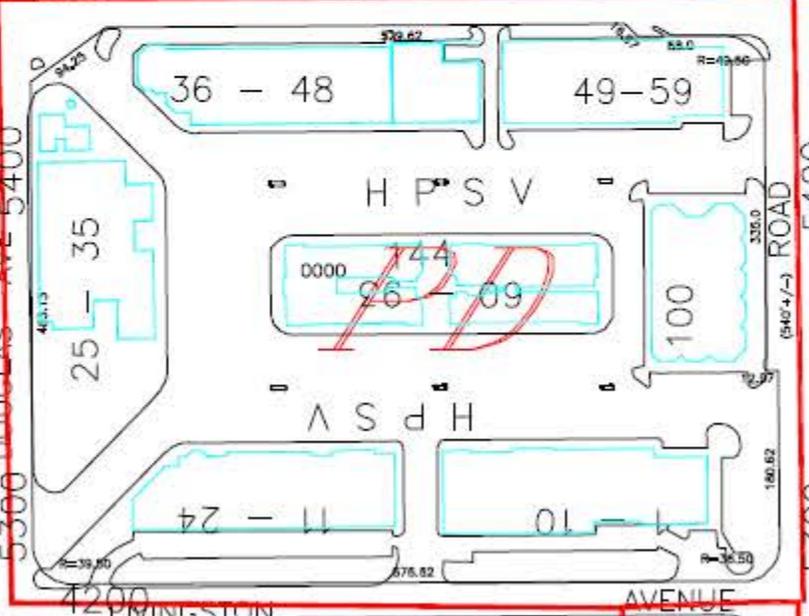
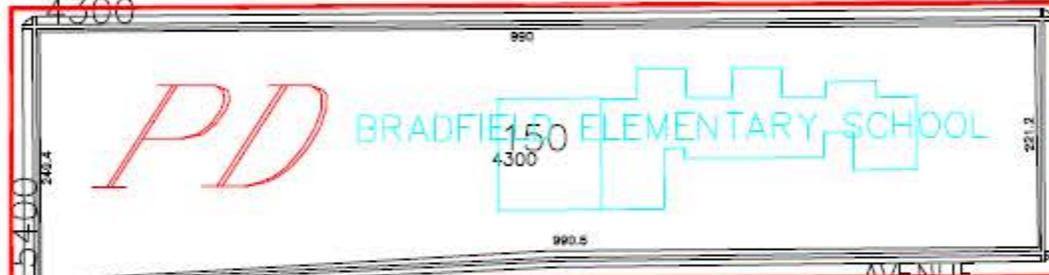
DOUG

4100 ST. ANDREWS

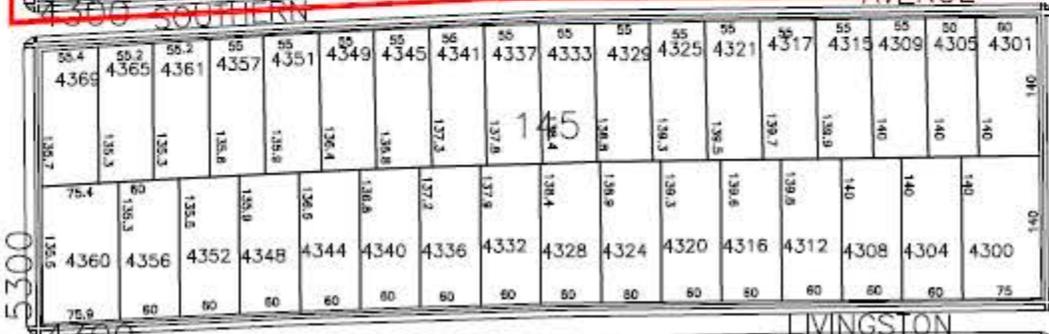


DALLAS COUNTRY CLUB

4100

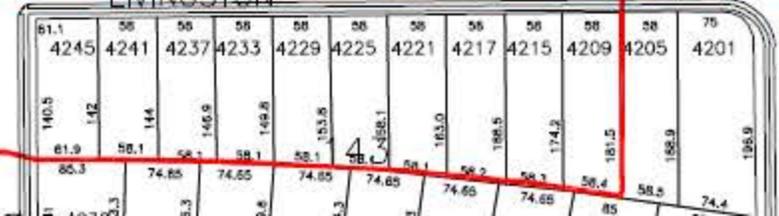
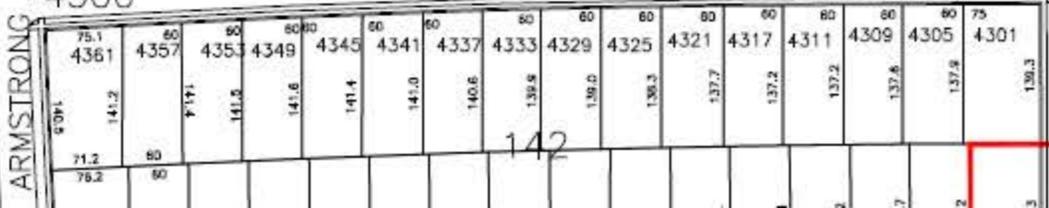


MOCKINGBIRD 4000



5300 DOUGLAS AVE 5400

5400 ROAD (P&G +/-) 5400



214

DALLAS COUNTRY

CC

4334

150

COMBINED LOT LIST "a."

189/C

4332	4324	4320	4316	4312	4308	4304	4300
50 56	54	50	50 50	55	55	60	

150

4300

150

4335	4331	4327	4323	4319	4315	4311	4307	4301
70	55	55	50	50 50		55	55	60

150

188/B

150

4332	4330	4320	4316	4312	4308	4304	5501
70	105	55	50	50	55	55	145

150

4300

39.0' Req'd FT

5600

150

4252	4248	4244	4238	4236	4230	4226
60	60	60	57.5	60	50	60

150

4200

150

4253	4251	4241	4237	4233	4231	4225
75	59.5	60	60	57.5	50	50

150

POTOMAC

187

5500

140

140

150

150

140

4246
 4244 | 4240 | 4238 || 60 | 55 | 55 | 120 |

4200

Parking Lot (SP)

SPECIAL USE PERMIT

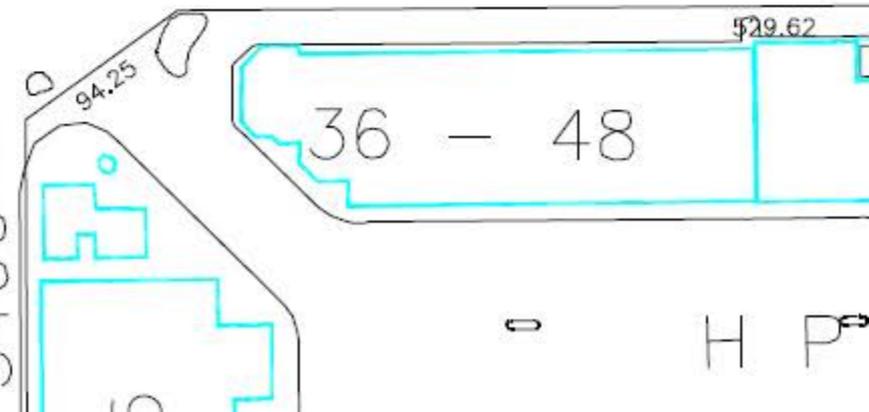
990

BRADFIELD ELEMENTARY SCHOOL

150  
4300

221.2

5400



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
- Planned Development - New
- Planned Development - Amendment
- Platting (Replat)

II. ADDRESS OF PROJECT: 3300 Mockingbird Lane, Dallas, TX 75205

### III. APPLICANT INFORMATION:

<u>Current Land Owner</u>	<u>Applicant or Agent of Owner</u>
<hr/>	<hr/>
<i>Signature</i>	
<i>Printed Name</i>	<u>Ken Reiser</u>
<i>Mailing Address</i>	<u>3300 Mockingbird Lane</u>
<hr/>	<u>Dallas, TX 75205</u>
<hr/>	<hr/>
<i>Telephone Number</i>	<u>214-523-2269</u>
<i>Fax Number</i>	<hr/>
<hr/>	<hr/>

cc: David Castagno, 6833 Mantowoc Dr., Plano, TX 75023, 469-628-6700





LANDSCAPE STUDIO, LLC  
6633 MANTWOC DR.  
PLANO, TX 75023  
LANDSCAPESTUDIO@GMAIL.COM  
469-628-6700

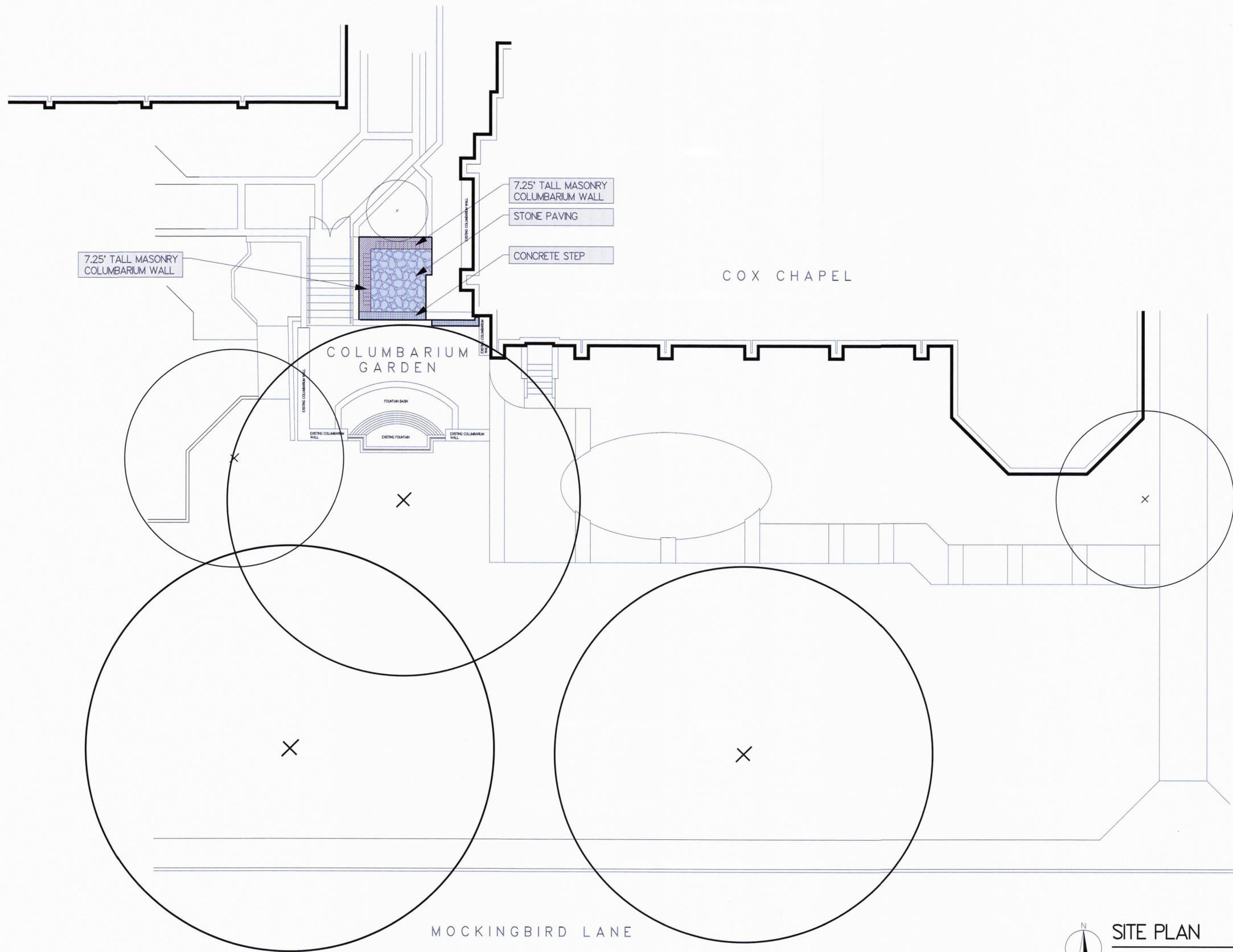
HIGHLAND PARK UNITED  
METHODIST CHURCH  
COLUMBARIUM EXPANSION  
3300 MOCKINGBIRD LN.  
DALLAS, TX 75205

REVISIONS		
NO.	DATE	ITEM

DATE 10/22/20  
DRAWN DTC  
CHECKED

SHEET TITLE  
**SITE PLAN**

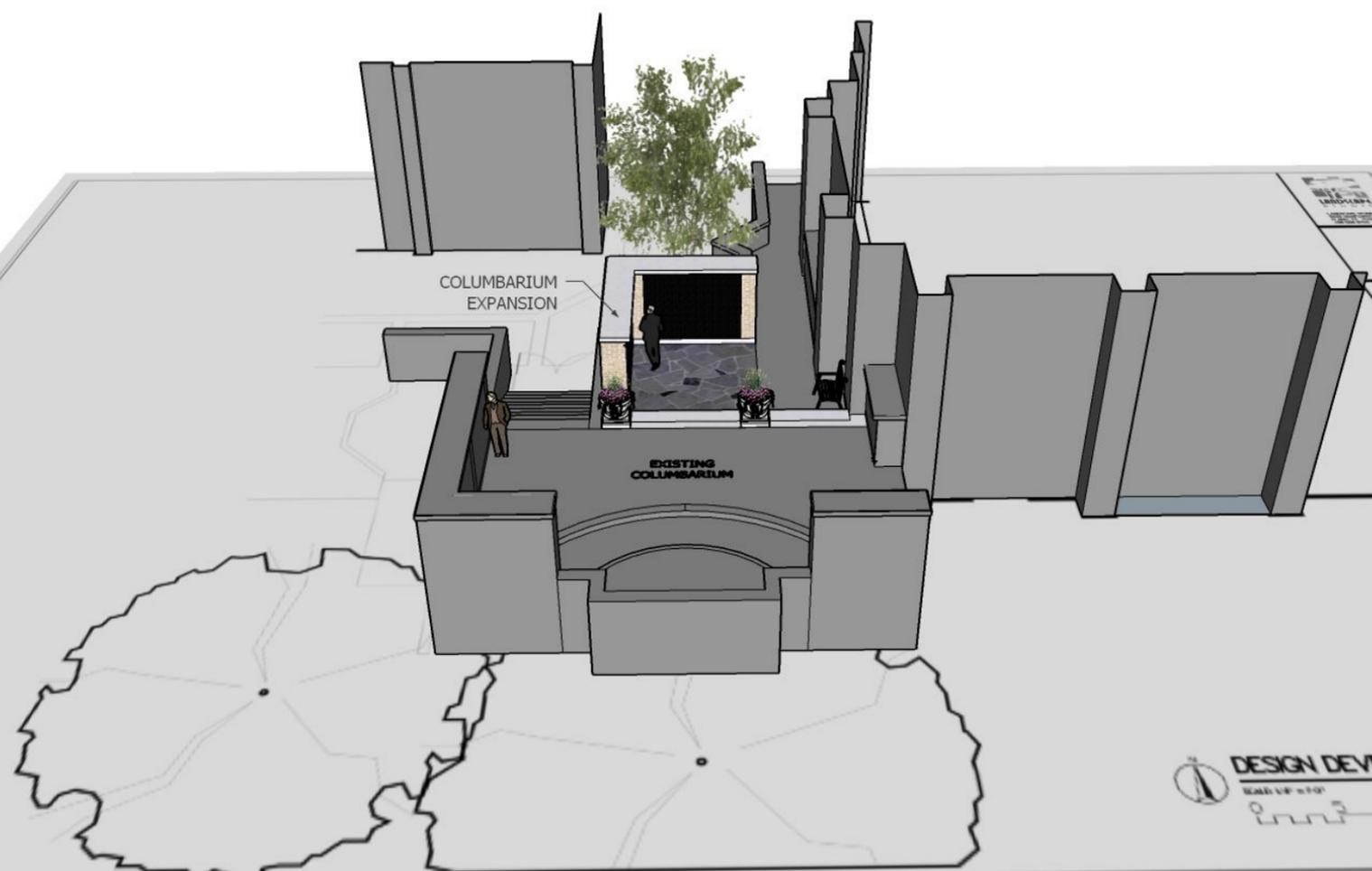
C0.01



**SITE PLAN**

SCALE: 1/8" = 1'-0"





COLUMBARIUM  
EXPANSION

EXISTING  
COLUMBARIUM



DESIGN DEVELOPMENT

SCALE UP TO 1/8"



SCALE IN FEET

DATE: 11-20-20  
DRAWN BY: J. [unreadable]  
CHECKED BY: [unreadable]  
PROJECT: [unreadable]  
SHEET NO. 01 OF 01

NO.	DATE	REVISION

SEE PLAN

DESIGN

DATE

BY

SCALE

PROJECT

SHEET NO.

TOTAL SHEETS

COLUMBARIUM  
EXPANSION

EXISTING  
COLUMBARIUM





COLUMBARIUM  
EXPANSION



MAYOR  
*Margo Goodwin*  
--  
MAYOR PRO TEM  
*David Dowler*  
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*Marc Myers*  
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TOWN SECRETARY  
*Joanna Mekeal*

February 9, 2021

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

The Zoning Commission will conduct a public hearing on Wednesday, February 24, 2021, at 4:00 p.m., to consider a request from the Highland Park United Methodist Church (“HPUMC”) to amend the site plan of Planned Development Ordinance 1860 to allow construction in the existing Columbarium Garden adjacent to the west side of Cox Chapel, of a seven feet and a quarter inch (7.25’) tall masonry columbarium wall, with two hundred twenty-five (225) additional niches at 3300 Mockingbird Lane. The official meeting place of the Zoning Commission 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 Commission Members and the public to meet online while practicing social distancing.

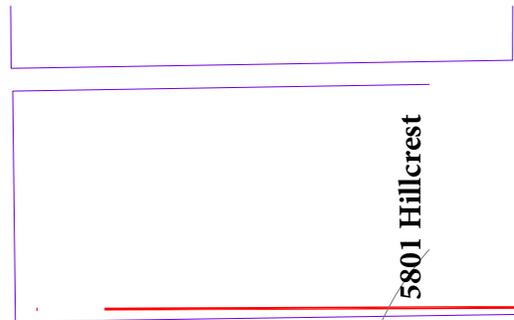
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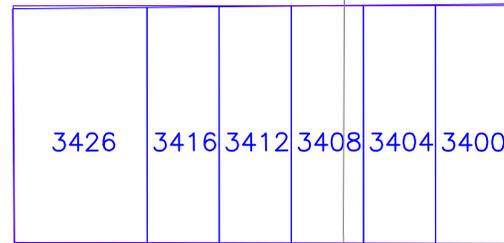
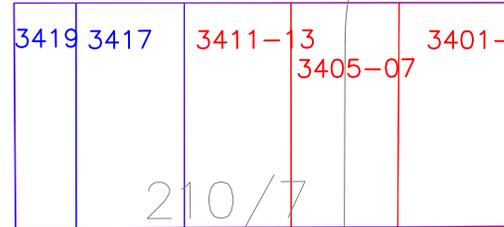
Kamil Miskowiec  
Development Services Coordinator



5801 Hillcrest

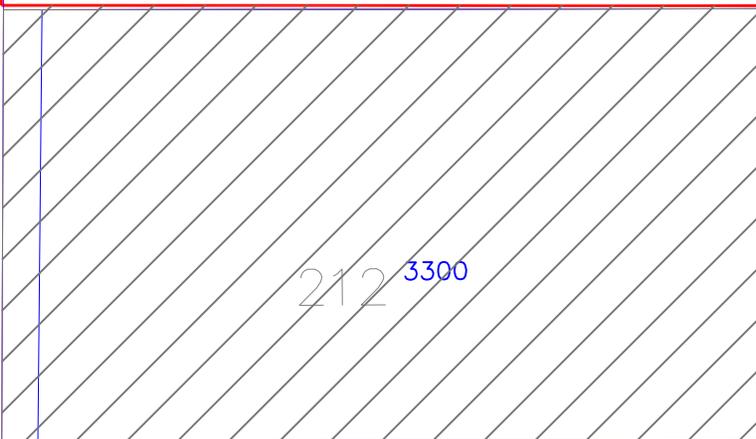
AVENUE

POTOMAC



HILLCREST

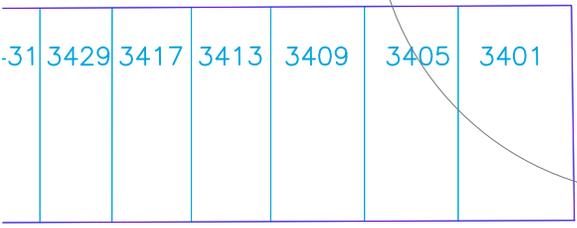
6225 HILLCREST AVE  
SOUTHERN METHODIST UNIV



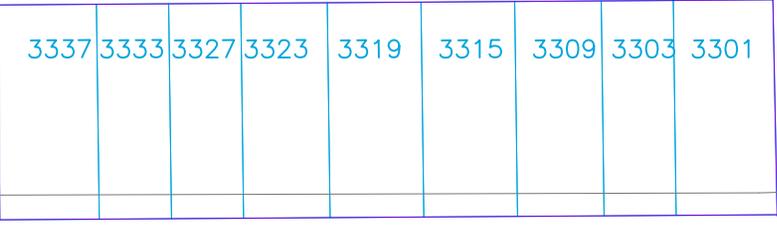
BISHOP BLVD

S.M.U

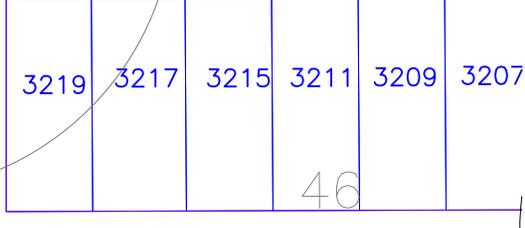
MOCKINGBIRD LANE



44



45



46



HIGHLAND PARK  
METHODIST CHURCH  
PD  
3300  
323.5

3419 3417 3411-3 3401-03  
3405-07  
210/7

3461 3457 3453 3449 3445 3441 3437 3433  
211/8

3541 3537 3533 3529 3525 3517 3513 3509 3505 3501  
207/1

3133 3131 3129 3125 3121 3117-19 3109-11 3105-7 3101-3  
47

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46

3337 3333 3327 3323 3319 3315 3309 3303 3301  
45

3437 3435 3431 3429 3417 3413 3409 3405 3401  
44

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43

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48

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49

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3428 3420 3416 3414 3412 3408 3404 3400  
51

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52

3117 3115 3113 3111 3109 3107 3105 3103 3101  
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54

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3522 3512 3508 3504 3500  
72