

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*  
--  
DIRECTOR OF ADMINISTRATIVE SERVICES  
&  
CHIEF FINANCIAL OFFICER  
*Steven J. Alexander, CPA*  
--  
DIRECTOR OF DEVELOPMENT SERVICES  
*Hugh Pender*  
--  
DIRECTOR OF ENGINEERING  
*Lori Chapin, P.E.*  
--  
TOWN SECRETARY  
*Joanna Mekeal*

March 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, March 24, 2021 to consider one request. 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.

This request is from Highland Park Shops, LLC (Ken Pratt, Owner), 4200 Oak Lawn Avenue. The request is to re-plat and combine a portion of Prescott Street, a portion of Wycliff Avenue, a portion of lots 1-6 block 2 of the Highland Park Acreage Addition and lot 1R block 170/2 of the Corrigan Oak Lawn Addition into one lot. The main building site, which has an existing structure on it is in the "CS" community service zoning district. The other adjacent building site, which consists of a rear parking area, is in the "E" one-family zoning district with a Special Use Permit in effect used for parking. Combining the various lots 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. Pratt is aware that combining the properties is a permanent process and will run with the property in perpetuity.

This request was referred to the Zoning Commission by the Town Council on January 19, 2021 for a review and recommendation. A public hearing, review, and recommendation is required before the Town Council can consider approval to act on this zoning request.

Enclosed is a copy of the notice mailed to property owners within 200 feet, the zoning application, the survey, the site plan 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)

### **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: 4200 Oak Lawn Ave.

### III. APPLICANT INFORMATION:

<p><u>Current Land Owner</u></p> <p><u>KL</u></p> <p>Highland Park Shops, LLC</p> <p>c/o Ken Pratt</p> <p>5950 Berkshire Ln., Ste. 800</p> <p>Dallas, Texas 75225</p> <p><u>kpratt@stockdale.com</u></p>	<p>Signature</p> <p>Printed Name</p> <p>Mailing Address</p> <p>Telephone Number</p> <p>Fax Number</p>	<p><u>Applicant or Agent of Owner</u></p> <p><u>Tommy Williams</u></p> <p>Tommy Mann, Winstead PC Brad Williams, Winstead PC</p> <p>2728 N. Harwood St., Ste. 500</p> <p>Dallas, Texas 75201</p> <p>214.745.5724 - Tommy 214.745.5264 - Brad</p> <p><u>tmann@winstead.com</u> <u>bwilliams@winstead.com</u></p>
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*Margo Goodwin*  
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MAYOR PRO TEM  
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*Kathleen G. Stewart*  
--  
DIRECTOR OF ENGINEERING  
*Lori Chapin, P.E.*  
--  
TOWN SECRETARY  
*Joanna Mekeal*

March 3, 2021

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

The Zoning Commission will conduct a public hearing on Wednesday, March 24, 2021, at 4:00 p.m., to consider a request to re-plat and combine a portion of Prescott Street, a portion of Wycliff Avenue, a portion of lots 1-6 block 2 of the Highland Park Acreage Addition and lot 1R block 170/2 of the Corrigan Oak Lawn Addition into one lot, better known as 4200 Oak Lawn Avenue. Combining the 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.

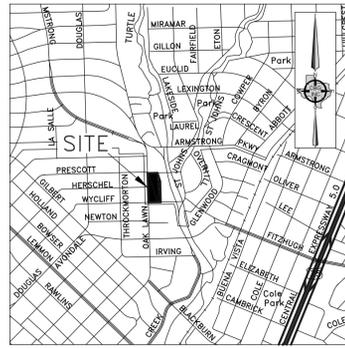
The agenda and online meeting details are available on the Town's website [www.hptx.org](http://www.hptx.org) under the Zoning Commission webpage by selecting "Most Recent Agenda Packet."

The public may make a comment during the meeting by calling 1-517-317-3116, 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.

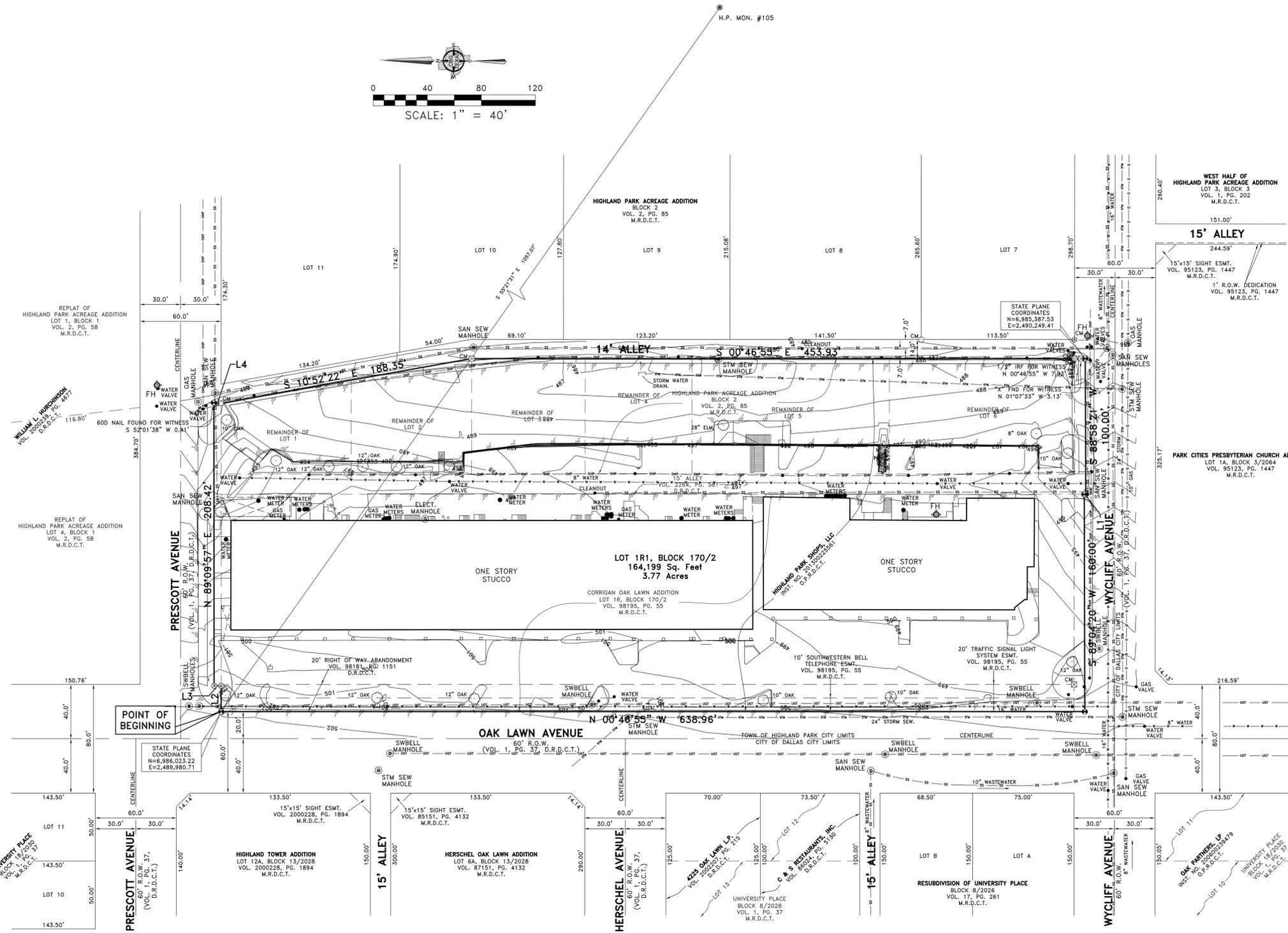
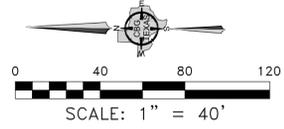
If you have any questions concerning the application, please contact me at (214) 559-9410 or [kmiskowiec@hptx.org](mailto:kmiskowiec@hptx.org).

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

Kamil Miskowiec  
Development Services Coordinator



VICINITY MAP  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 00°46'55" W	1.17'
L2	N 89°12'03" E	19.02'
L3	N 00°56'29" W	5.20'
L4	S 03°51'54" W	5.35'

**GENERAL NOTES**

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 4) NO FLOODPLAIN EXISTS ON SITE.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS GEODETIC CONTROL MONUMENT H.P.#105. ELEVATION = 470.41.

**LEGEND**

- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- R.O.W. = RIGHT-OF-WAY
- ⊗ = "X" FOUND IN CONCRETE
- = 1/2 INCH IRON ROD FOUND
- ⊗ = 3/8 INCH IRON ROD FOUND
- ⊕ = 60D NAIL FOUND
- ⊙ = MAG NAIL SET
- ⊖ = RAILROAD SPIKE FOUND
- ⊗ = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- ⊗ = HIGHLAND PARK MONUMENT

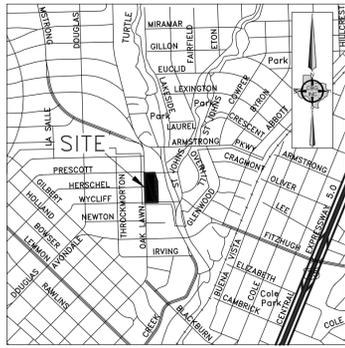
SHEET 1 OF 2

**REPLAT OF HIGHLAND PARK SHOPS ADDITION**

LOT 1R1, BLOCK 170/2  
164,199 SQ.FT. / 3.77 ACRES  
BEING A REPLAT OF  
A PART OF PRESCOTT AVENUE  
A PART OF WYLYFF AVENUE  
HIGHLAND PARK ACREAGE ADDITION  
LOT 1R, BLOCK 170/2  
CORRIGAN OAK LAWN ADDITION  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501  
TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS

OWNER: HIGHLAND PARK SHOPS, LLC  
5950 BERKSHIRE LANE, SUITE 800  
DALLAS, TEXAS 75225  
PHONE: 214-220-3411





VICINITY MAP  
NOT TO SCALE

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas Highland Park Shops, LLC is the owner of a tract of land situated in the William Grigsby Survey, Abstract No. 501, Town of Highland Park, Dallas County, Texas, and being a portion of Prescott Avenue (60 foot right of way), a portion of Wycliff Avenue (60 foot right of way), and being all of a 15 foot alley by deed recorded in Volume 2264, Page 581, Deed Records, Dallas County, Texas, and being a portion of Lots 1, 2, 3, 4, 5 and 6, Block 2, Highland Park Acreage Addition, an addition to the Town of Highland Park, Dallas County, Texas, according to the Map thereof recorded in Volume 2, Page 85, Map Records, Dallas County, Texas, and being all of Lot 1R, Block 170/2, Corrigan Oak Lawn Addition, an addition to the Town of Highland Park, Dallas County, Texas, according to the Map thereof recorded in Volume 98195, Page 55, Map Records, Dallas County, Texas, same being a tract of land conveyed to Highland Park Shops, LLC by deed recorded in Instrument No. 201300225561, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail set for corner, said corner being the Northwest corner of said Corrigan Oak Lawn Addition, said corner being the East right of way line of Oak Lawn Avenue (60 foot right of way) and the South right of way line of Prescott Avenue (60 foot right of way);

THENCE North 89 degrees 12 minutes 03 seconds East along the South right of way line of said Prescott Avenue, a distance of 19.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 00 degrees 56 minutes 29 seconds West, a distance of 5.20 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 89 degrees 09 minutes 57 seconds East, a distance of 208.42 feet to a Mag nail set for corner, from which a 60D nail found bears South 52 degrees 01 minutes 38 seconds West, a distance of 0.41 feet for witness;

THENCE South 03 degrees 51 minutes 54 seconds West, a distance of 5.35 feet to a Railroad spike found for corner, said corner being along the West right of way line of a 14 foot alley;

THENCE South 10 degrees 52 minutes 22 seconds East along the West right of way line of said 14 foot alley, a distance of 188.35 feet to an "X" found in concrete for corner;

THENCE South 00 degrees 46 minutes 55 seconds East continuing along the West right of way line of said 14 foot alley, a distance of 453.93 feet to a Mag nail set for corner, from which a 1/2 inch iron rod found bears North 00 degrees 46 minutes 55 seconds West, a distance of 7.93 feet for witness, and from which an "X" found bears North 01 degrees 07 minutes 33 seconds West, a distance of 3.13 feet for witness;

THENCE South 88 degrees 58 minutes 21 seconds West, a distance of 100.00 feet to a Mag nail set for corner;

THENCE North 00 degrees 46 minutes 55 seconds West, a distance of 1.17 feet to a Mag nail set for corner;

THENCE South 89 degrees 04 minutes 20 seconds West, a distance of 160.00 feet to a Mag nail set for corner, said corner being along the East right of way line of said Oak Lawn Avenue;

THENCE North 00 degrees 46 minutes 55 seconds West along the East right of way line of said Oak Lawn Avenue, a distance of 638.96 feet to the POINT OF BEGINNING and containing 164,199 square feet or 3.77 acres of land.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Highland Park Shops, LLC, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as **HIGHLAND PARK SHOPS ADDITION**, an addition to the Town of Highland Park, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Highland Park.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_  
Highland Park Shops, LLC, Owner  
Kenneth Pratt, Manager

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Kenneth Pratt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for Dallas County, Texas.

**SURVEYOR'S STATEMENT:**

Know All Men By These Presents:

That I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

RELEASED FOR REVIEW 5/13/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
Signature

\_\_\_\_\_  
Date

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, by the town council of the Town of Highland Park, Texas.

Attest:

\_\_\_\_\_  
Town Secretary, Town of Highland Park, Texas

\_\_\_\_\_  
Mayor, Town of Highland Park, Texas

**(SHEET 2 OF 2)**

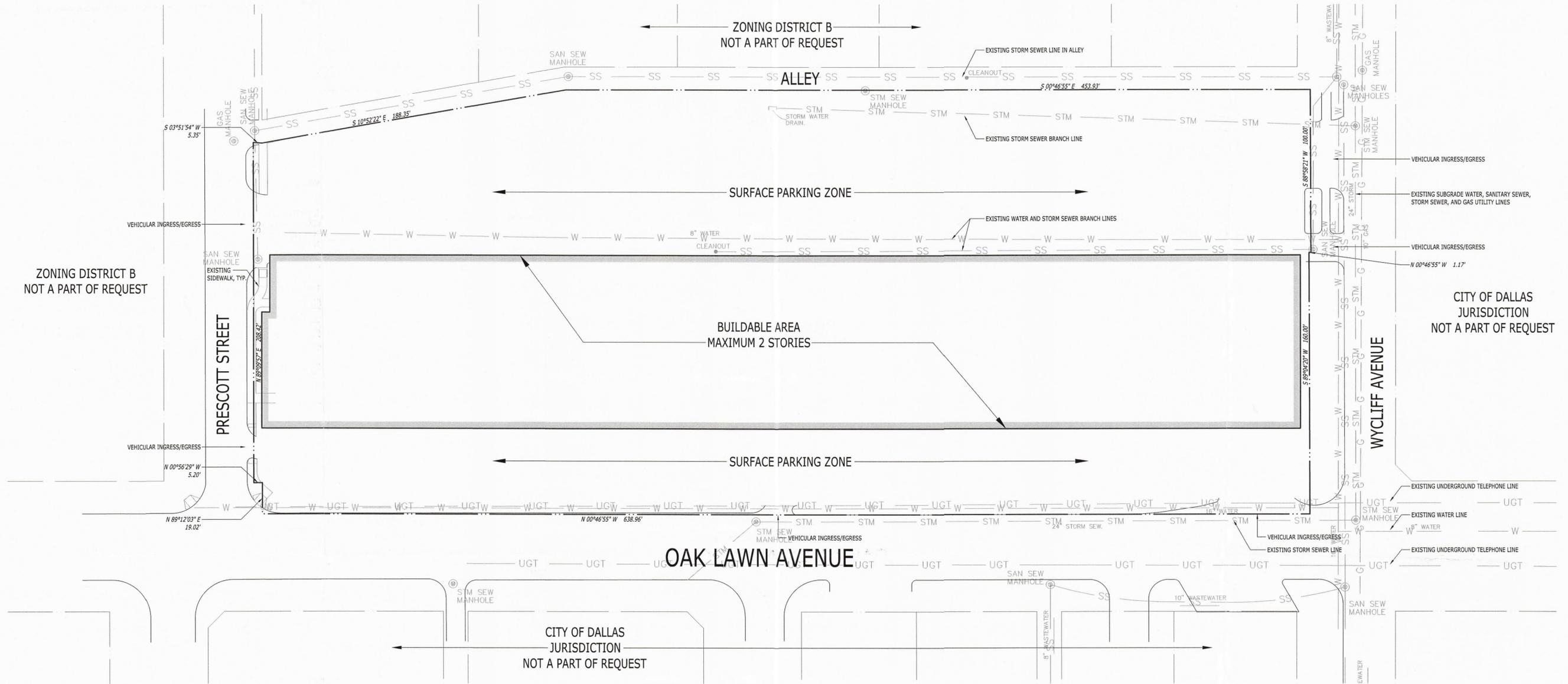
REPLAT OF  
**HIGHLAND PARK SHOPS ADDITION**  
LOT 1R1, BLOCK 170/2  
164,199 SQ.FT. / 3.77 ACRES  
BEING A REPLAT OF  
A PART OF PRESCOTT AVENUE  
A PART OF WYCLIFF AVENUE  
A PART OF LOTS 1-6, BLOCK 2  
HIGHLAND PARK ACREAGE ADDITION  
LOT 1R, BLOCK 170/2  
CORRIGAN OAK LAWN ADDITION  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501  
TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS



OWNER: HIGHLAND PARK SHOPS, LLC  
5950 BERKSHIRE LANE, SUITE 800  
DALLAS, TEXAS 75225  
PHONE: 214-220-3411

**GENERAL NOTES**

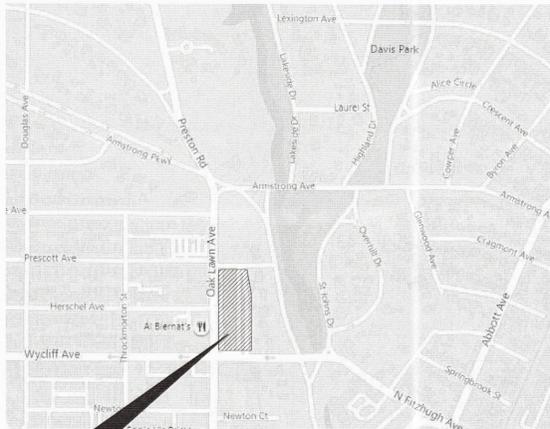
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- 6) BENCHMARK IS GEODETIC CONTROL MONUMENT H.P.#105. ELEVATION = 470.41.



PROJECT DATA	
SITE AREA	164,199 SF, 3.769 AC
USES	CS DISTRICT USES
MAXIMUM LOT COVERAGE	40%
MAXIMUM FLOOR AREA	70,000 SF
MAXIMUM STRUCTURE HEIGHT *	45 FEET
PARKING **	PER CHAPTER 14 SEC. 9-102

\* COOLING TOWERS AND OTHER MECHANICAL EQUIPMENT, ELEVATOR AND STAIR BULKHEADS AND PENTHOUSES, AND ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO CUPOLAS, DOMES, AND SPIRES MAY EXTEND UP TO TEN FEET ABOVE THE MAXIMUM HEIGHT. PARAPETS MAY EXTEND UP TO FOUR FEET ABOVE THE MAXIMUM HEIGHT.

\*\* PARKING REQUIREMENTS TO BE CONFIRMED AT THE TIME OF INDIVIDUAL TENANT FINISH OUT PERMIT APPLICATION AND MAY VARY BASED ON TENANT MIX.



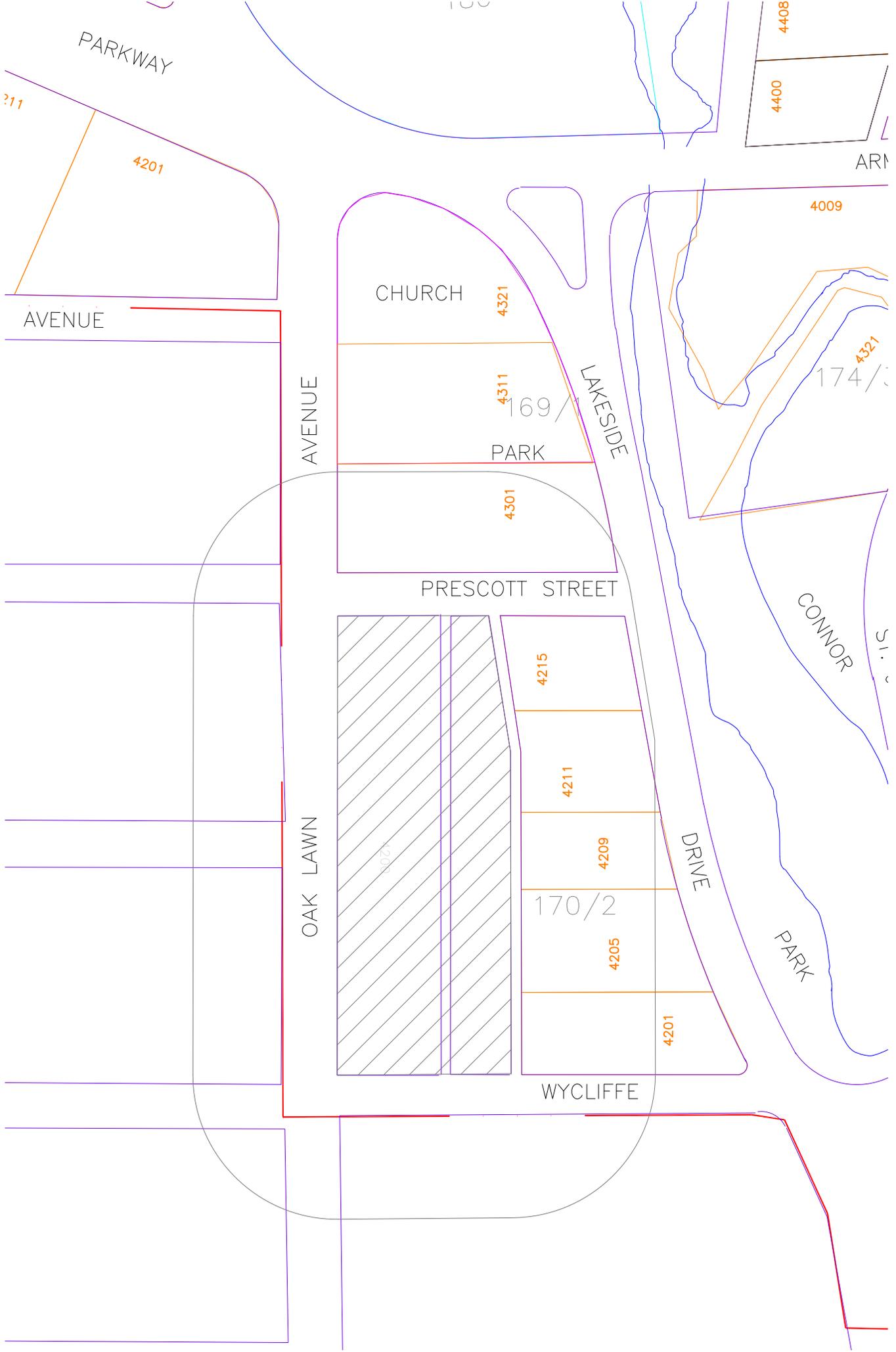
PROJECT LOCATION VICINITY MAP N.T.S.



CONCEPTUAL PLAN

Shops of Highland Park  
Highland Park, Texas





PARKWAY

4211

4201

4408

4400

ARM

4009

CHURCH

4321

AVENUE

4311

169/1

LAKESIDE

4321

174/1

AVENUE

4301

PARK

PRESCOTT STREET

CONNOR

DRIVE

4215

4211

4209

DRIVE

170/2

4205

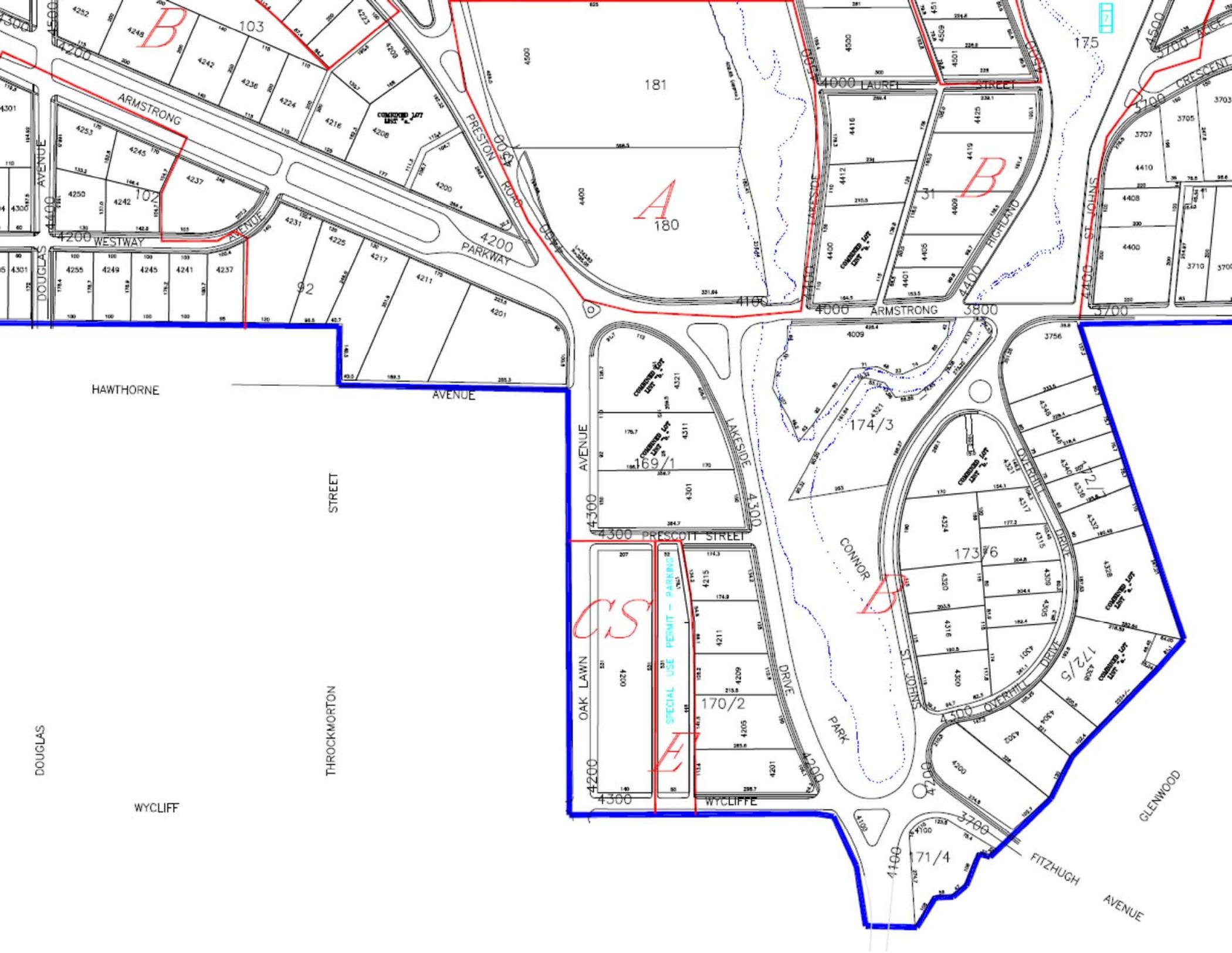
PARK

OAK LAWN

4207

4201

WYCLIFFE



B

A

B

CS

A

SPECIAL USE PERMIT - PARKING

DOUGLAS

HAWTHORNE

WYCLIFF

DOUGLAS AVENUE

THROCKMORTON STREET

THROCKMORTON STREET

WESTWAY AVENUE

HAWTHORNE AVENUE

AVENUE

PRESCOTT STREET

OAK LAWN

WYCLIFFE

PRESTON ROAD

LAKE SIDE DRIVE

CONNOR DRIVE

ST. JOHNS DRIVE

OVERHILL DRIVE

FITZHUGH AVENUE

GLENWOOD AVENUE

CRESCENT AVENUE

103

181

175

180

174/3

173/6

170/2

172/5

171/4

4248, 4242, 4236, 4224, 4216, 4208, 4200, 4202, 4204, 4206, 4208, 4210, 4212, 4214, 4216, 4218, 4220, 4222, 4224, 4226, 4228, 4230, 4232, 4234, 4236, 4238, 4240, 4242, 4244, 4246, 4248, 4250, 4252, 4254, 4256, 4258, 4260, 4262, 4264, 4266, 4268, 4270, 4272, 4274, 4276, 4278, 4280, 4282, 4284, 4286, 4288, 4290, 4292, 4294, 4296, 4298, 4300, 4302, 4304, 4306, 4308, 4310, 4312, 4314, 4316, 4318, 4320, 4322, 4324, 4326, 4328, 4330, 4332, 4334, 4336, 4338, 4340, 4342, 4344, 4346, 4348, 4350, 4352, 4354, 4356, 4358, 4360, 4362, 4364, 4366, 4368, 4370, 4372, 4374, 4376, 4378, 4380, 4382, 4384, 4386, 4388, 4390, 4392, 4394, 4396, 4398, 4400, 4402, 4404, 4406, 4408, 4410, 4412, 4414, 4416, 4418, 4420, 4422, 4424, 4426, 4428, 4430, 4432, 4434, 4436, 4438, 4440, 4442, 4444, 4446, 4448, 4450, 4452, 4454, 4456, 4458, 4460, 4462, 4464, 4466, 4468, 4470, 4472, 4474, 4476, 4478, 4480, 4482, 4484, 4486, 4488, 4490, 4492, 4494, 4496, 4498, 4500, 4502, 4504, 4506, 4508, 4510, 4512, 4514, 4516, 4518, 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