

MAYOR
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MAYOR PRO TEM
David Dowler

COUNCIL MEMBERS
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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

July 9, 2021

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Don Snell
Steve Swenson
Joan Clark
Cynthia Beaird, Alternate Member
J. Burton Rhodes, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, July 14, to consider a variance request from Section 15-101 of the Town's Zoning Ordinance to consider a request from the Dallas Country Club, bearing the street address of 4100 Beverly Drive, to allow a masonry wall and a chain link fence taller than 8'-0" in the required 50'-0" setback along Mockingbird Lane. Section 15-101 of the Zoning Ordinance states the maximum fence height in the setback is 8'-0". The property owner requests a variance to allow 244'-0" linear feet of masonry wall and 240'-8" linear feet of chain link fence varying in height from 8'-0" to 14'-11" tall to remain uniform throughout as the grade slopes east.

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.

Enclosed is a copy of: (i.) the application to the Board, (ii.) property survey, (iii.) the plans, (iv.) the public hearing notice, (v.) a map of the block indicating the location of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,

Kamil Miskowiec
Development Services Coordinator
kmiskowiec@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
Hugh Pender, Director of Development Services, via e-mail

**APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK**

(Please Type or Print)

ADDRESS 4100 Beverly Drive 75205 Owner's Name Dallas Country Club

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Addition _____

Mailing Address 4100 Beverly Drive

City Dallas State Texas Zip Code 75205

1. Request: To build a masonry screen wall and a tennis court fence along the north property line adjacent to Mockingbird Lane. Existing conditions included a 8'-0" tall masonry screen wall approved by past HP Variance and a 10'-0" tall tennis court metal fence. The new masonry wall and tennis court fence height would be 10'-0" as measured from the western end as the topography slopes down to Turtle Creek to the east.

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

Additional information submitted by applicant _____

Fee Paid _____ Date _____ Phone _____

3. Signature of Owner _____

(To be completed by Building Inspection Department)

Reason for denial: _____
Explanation: _____
Section _____

Building Inspector Date

MAYOR
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--
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--
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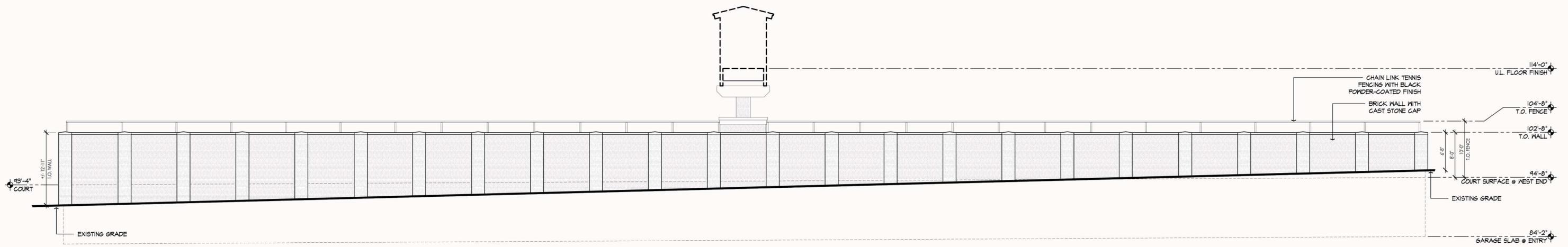
June 30, 2021

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

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, July 14, 2021, at 4700 Drexel Drive, Highland Park, Texas, to consider a variance request from Section 15-101 of the Town's Zoning Ordinance, from the Dallas Country Club, bearing the street address of 4100 Beverly Drive, to allow a 10-foot tall masonry wall and a 10-tall chain link fence in the required 50-foot setback along Mockingbird Lane. A variance for both the height and encroachment into the setback is requested.

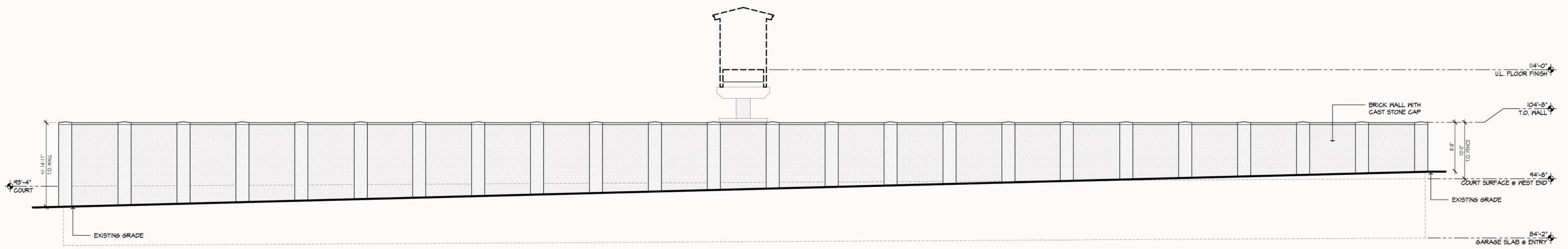
The agenda, application, and online meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

For additional information regarding this application, contact Kamil Miskowiec at (214) 559-9410 or kmiskowiec@hptx.org. All interested parties are invited to attend the public hearing.

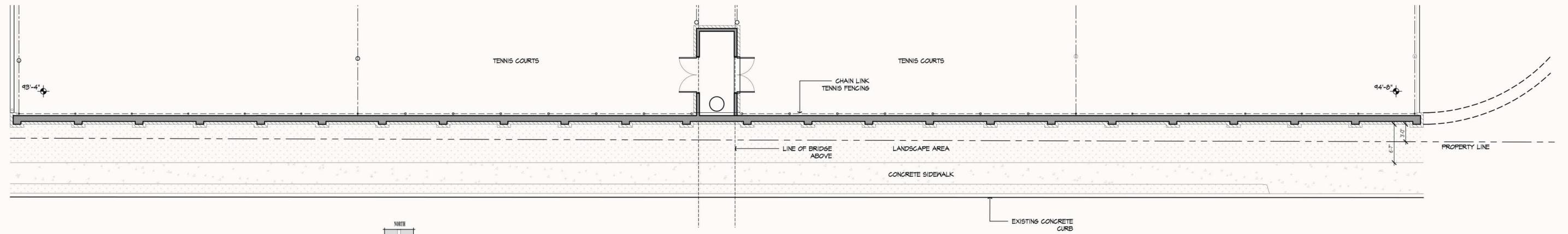


3 CURRENT ELEVATION
SCALE: 1/8" = 1'-0"

DEMOLISHED

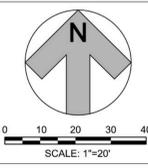


2 PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"



1 TENNIS COURT NORTH WALL PLAN
SCALE: 1/8" = 1'-0"

MOCKINGBIRD LANE



MAI
MARSH & ASSOCIATES, INC.
15800 La Carrera Parkway, Suite 100
San Antonio, TX 78258
T: 210.581.8814 F: 210.581.8288
www.mai-associates.com
EVEN - SIXTYEIGHT
MARSH AND ASSOCIATES, INC. A/P/I

HALFF
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TEL: 972.346.8000
FAX: 972.346.8000

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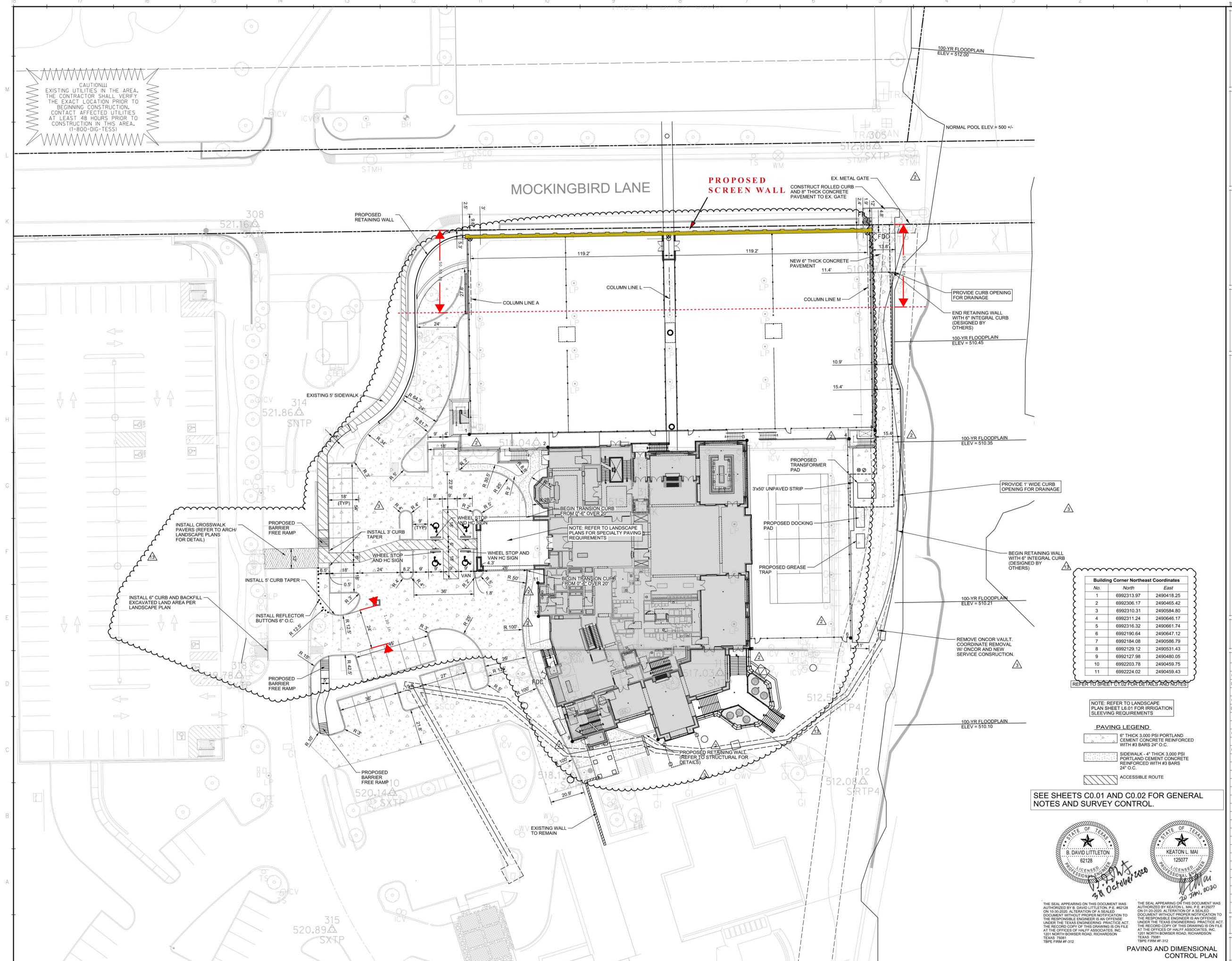


*Dallas
Country
Club*

FITNESS BUILDING

DATE:	ISSUED FOR:
11.14.19	DESIGN DEVELOPMENT
01.20.20	PERMIT
04.09.20	PERMIT CORRECTIONS
05.11.20	PRICING
07.01.20	ADDENDUM 1
07.24.20	ADDENDUM 2
10.09.20	ADDENDUM 3
10.30.20	CONSTRUCTION
02.05.21	AS1-4 UPDATES
02.09.21	AS1-5 UPDATES
04.23.21	AS1-7 UPDATES
JOB NUMBER: 35834	
DRAWN BY: DL	
CHECKED BY:	
SHEET NUMBER:	

C1.01



CAUTION!!!
EXISTING UTILITIES IN THE AREA.
THE CONTRACTOR SHALL VERIFY
THE EXACT LOCATION PRIOR TO
BEGINNING CONSTRUCTION.
CONTACT AFFECTED UTILITIES
AT LEAST 48 HOURS PRIOR TO
CONSTRUCTION IN THIS AREA.
(1-800-DIG-TESS)

INSTALL CROSSWALK
PAVERS (REFER TO ARCH/
LANDSCAPE PLANS FOR
DETAIL)

INSTALL 6\"/>

PROPOSED BARRIER
FREE RAMP

INSTALL 5\"/>

INSTALL 3\"/>

WHEEL STOP
AND VAN HC SIGN

WHEEL STOP AND
VAN HC SIGN

WHEEL STOP
AND VAN HC SIGN

NOTE: REFER TO LANDSCAPE
PLANS FOR SPECIALTY PAVING
REQUIREMENTS

BEGIN TRANSITION CURB
FROM 0'-6\"/>

BEGIN TRANSITION CURB
FROM 0'-6\"/>

Building Corner Northeast Coordinates		
No.	North	East
1	6992313.97	2490418.25
2	6992306.17	2490465.42
3	6992310.31	2490584.80
4	6992311.24	2490646.17
5	6992316.32	2490661.74
6	6992190.64	2490647.12
7	6992184.08	2490586.79
8	6992129.12	2490531.43
9	6992127.98	2490480.05
10	6992203.78	2490459.75
11	6992224.02	2490459.43

NOTE: REFER TO LANDSCAPE
PLAN SHEET L6.01 FOR IRRIGATION
SLEEVING REQUIREMENTS

PAVING LEGEND	
	6\"/>
	4\"/>
	ACCESSIBLE ROUTE

SEE SHEETS C0.01 AND C0.02 FOR GENERAL
NOTES AND SURVEY CONTROL.



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PAVING AND DIMENSIONAL
CONTROL PLAN

