



MAYOR
Margo Goodwin

MAYOR PRO TEM
David Dowler

COUNCIL MEMBERS
Eric Gambrell
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, CBO

DIRECTOR OF ENGINEERING
Lori Chapin, P.E.

TOWN SECRETARY
Joanna Mekeal

January 3, 2022

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Don Snell
Steve Swenson
Joan Clark
Cynthia Beard, 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, January 12, 2022, to consider a variance request to Section 10-102(12)A of the Town's Zoning Ordinance to construct a three-story multi-family project with windows on the rear elevation of the third level facing a residentially zoned property located at 4510 Abbott Avenue. The property owner has acquired and platted three lots together to construct this new three-story multi-family development. Section 10-102(12)A of the Zoning Ordinance states in G zoning districts, windows shall not be permitted on the third story facing the rear yard adjacent to a residential zoning district.

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

Enclosed is a copy of: (i.) application to the Board, (ii.) property plat, (iii.) site plan, (iv) aerial views, (v) exterior elevations, (vi.) public hearing notice map, (vii.) location map of the of the property.

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

Sincerely,
Hugh Pender
Director of Development Services
hpender@hptx.org

cc: Margo Goodwin, Mayor, via e-mail
Bill Lindley, Town Administrator, via e-mail
Steve Alexander, Chief Financial Officer, via-email
Matthew C.G. Boyle, Town Attorney, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

(Please Type or Print)

ADDRESS 4510 Abbott Ave Owner's Name HP Abbott 2021 LP/Julian "Jay" Hawes, Vice-President
General Partner

LEGAL DESCRIPTION: Lot(s) 4R Block 4 Addition Highland Park First Installment

Mailing Address 2201 Main St, Suite 1280

City Dallas State TX Zip Code 75201

1. **Request:** Appeal to the Town Board to allow windows on the third story facing the rear yard adjacent to a residential zoning district.

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)]

See attached statement.

Additional information submitted by applicant _____

Fee Paid \$200.00 Date 11/01/2021 Phone 214 704 4176

3. **Signature of Owner** 

(To be completed by Building Inspection Department)

Reason for denial: Section 10-102 12(A)
Explanation:

10-102 12 (A)
In a G multifamily district:
A. Windows shall not be permitted on the third story facing the rear yard adjacent to a residential zoning district.

Hugh Pender - 1/4/2022

Building Inspector Date

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, HP Abbott 2021 LP is the owner of a 1.722 acre (75,000 square foot) tract of land situated in the John Cole Survey, Abstract No. 268, Dallas County, Texas; said tract being all of Lots 3, 4 & 5, in Block 4, of Highland Park, 1st installment, an addition to the Town of Highland Park, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 209 of the Map Records of Dallas County, Texas;

BEGINNING, at a 1/2-inch iron rod with yellow "PACHECO KOCH" cap set at the north corner of said Lot 3; said point also being in the southeast right-of-way line of Abbott Avenue (a 54-foot wide right-of-way);

THENCE, South 46 degrees, 10 minutes, 18 seconds East, departing the said southeast line of Abbott Avenue, a distance of 250.00 feet to a "+ " cut in concrete found in the northwest line of a 14-foot alley; said point being the east corner of said Lot 3;

THENCE, South 43 degrees, 49 minutes, 42 seconds West, along the said northwest line of the 14-foot alley, a distance of 300.00 feet to a "+ " cut in concrete found; said point being the south corner of said Lot 5;

THENCE, North 46 degrees, 10 minutes, 18 seconds West, departing the said northwest line of the 14-foot alley, a distance of 250.00 feet to a "1/2-inch iron rod with yellow "PACHECO KOCH" cap found in the said southeast line of Abbott Avenue; said point being the west corner of said Lot 5;

THENCE, North 43 degrees, 49 minutes, 42 seconds East, along the said southeast line of Abbott Avenue, a distance of 300.00 feet to the POINT OF BEGINNING;

CONTAINING: 75,000 square feet or 1.722 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW, AND THEREFORE, know all men by these presents that, HP Abbott 2021 LP, does hereby adopt this plat as **LOT 4R, BLOCK 4, HIGHLAND PARK, FIRST INSTALLMENT**, an addition to the Town of Highland Park, Dallas County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the _____ day of _____, 2021.

HP Abbott 2021 LP

By: _____
Name: Julian Hawes, Jr.
Title: Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Julian Hawes, Jr., 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 purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, Michael Larry Lewis Jr., Registered Professional Land Surveyor, do hereby certify that I prepared this replat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the platting rules and regulations of the Planning and Zoning Commission of the Town of Highland Park, Texas.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 11/18/21
Michael Larry Lewis, Jr.
Registered Professional Land Surveyor
No. 5773



STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of September 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

Approved this _____ day of _____, 2021, by the Town Council of the Town of Highland Park, Texas.

Margo Goodwin
Mayor, Town of Highland Park

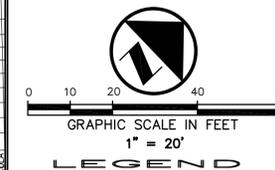
Attest:

Gayle Kirby
Town Secretary, Town of Highland Park

REPLAT
FOR
LOTS 3, 4 & 5, BLOCK 4
HIGHLAND PARK FIRST INSTALLMENT
TO
**LOT 4R, BLOCK 4
HIGHLAND PARK
FIRST INSTALLMENT**
AN ADDITION TO THE TOWN OF HIGHLAND PARK
DALLAS COUNTY, TEXAS
JOHN COLE SURVEY, ABSTRACT NO. 268
ADDRESS: 4510 ABBOTT AVENUE



VICINITY MAP
(NOT TO SCALE)



CRESCENT AVENUE

LEXINGTON AVENUE

LOT 6
BLOCK 5
HIGHLAND PARK
FIRST INSTALLMENT
(VOL. 1, PG. 209)

LOT 5
BLOCK 5
HIGHLAND PARK
FIRST INSTALLMENT
(VOL. 1, PG. 209)

ABBOTT AVENUE

LOT 4R
BLOCK 4
1.722 ACRES
(75,000 SF)

LOT 4
BLOCK 4
HIGHLAND PARK
FIRST INSTALLMENT
(VOL. 1, PG. 209)

LOT 2
BLOCK 4
HIGHLAND PARK
FIRST INSTALLMENT
(VOL. 1, PG. 209)

LOT 7A
BLOCK 4
HIGHLAND PARK
FIRST INSTALLMENT
(INST. NO. 201400028307)

N: 6,986,635.75
E: 2,492,966.87

N: 6,986,852.18
E: 2,493,174.62

N: 6,986,808.88
E: 2,492,786.52
ELEV: 522.39

N: 6,987,025.30
E: 2,492,994.27
ELEV: 525.84

RDW/MLL: 11:05 AM
\\NAS01\TWP\PCG\COM\DWG\DWG-32\3213-19_2900\DWG\SURVEY_C3D

NOTES

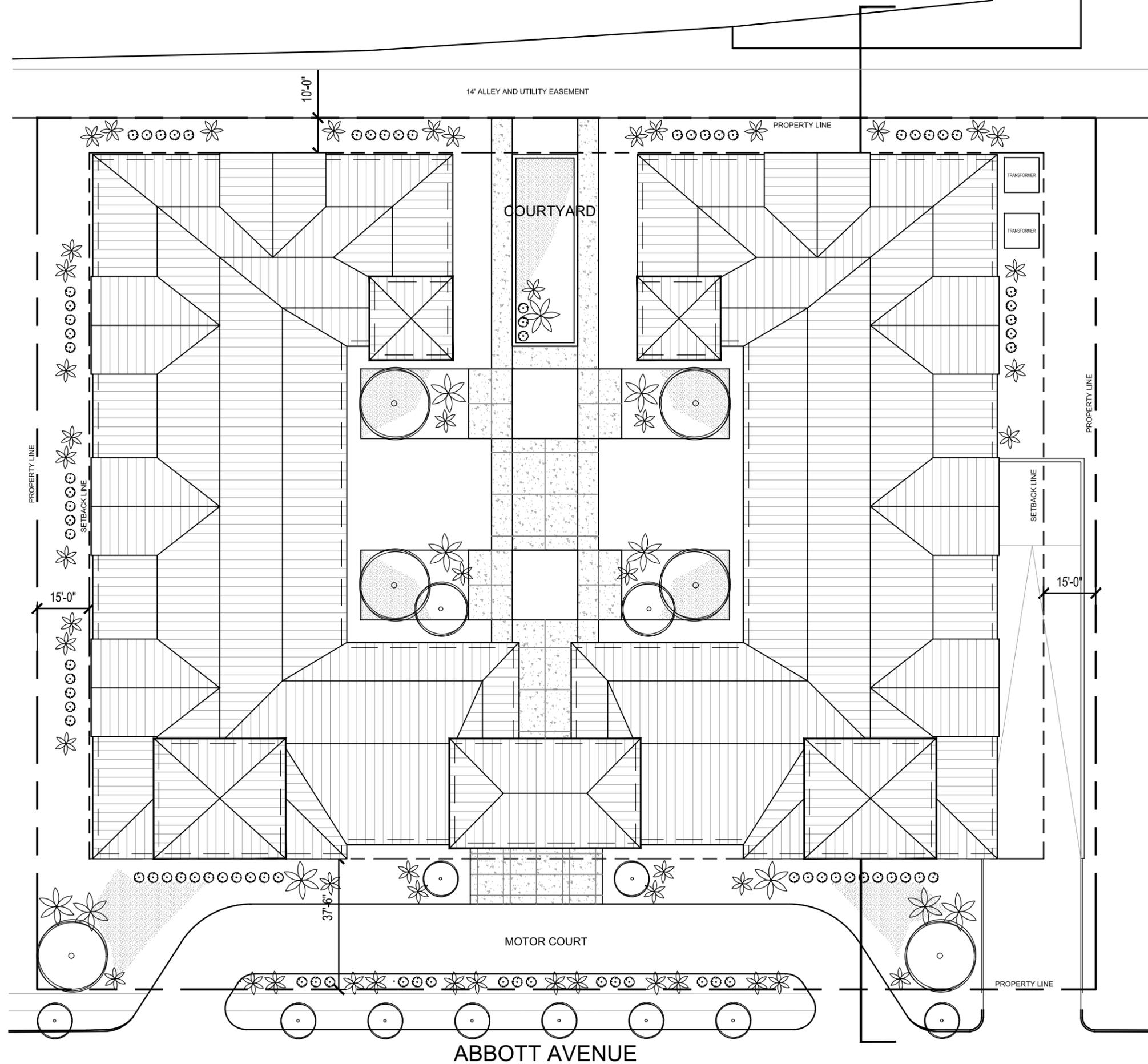
- 1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 1, 2019.
- 2. Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- 3. No floodplain exists on site.

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, INC
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109
817-412-7155
CONTACT: MIKE LEWIS

OWNER:
HP ABBOTT 2021 LP
10210 N. CENTRAL EXPRESSWAY, STE. 300
DALLAS, TEXAS 75231
972-385-4100
CONTACT: JULIAN HAWES, JR.

Pacheco Koch		4060 BRYANT IRVIN ROAD FORT WORTH, TX 76109 817.412.7155	
TX REG. ENGINEERING FIRM F-469		TX REG. SURVEYING FIRM LS-10008001	
DRAWN BY EN	CHECKED BY PMD/RWB	SCALE 1"=20'	DATE JULY 2019
JOB NUMBER 3213-19.290			

REPLAT - LOT 4R, BLOCK 4, HIGHLAND PARK FIRST INSTALLMENT





Overhead

Legend

KATY TRAIL

RESIDENTIAL TRACT

ALLEY

Cole Ave

Knox St

Knox St

Knox St

Abbott Ave

Abbott Ave

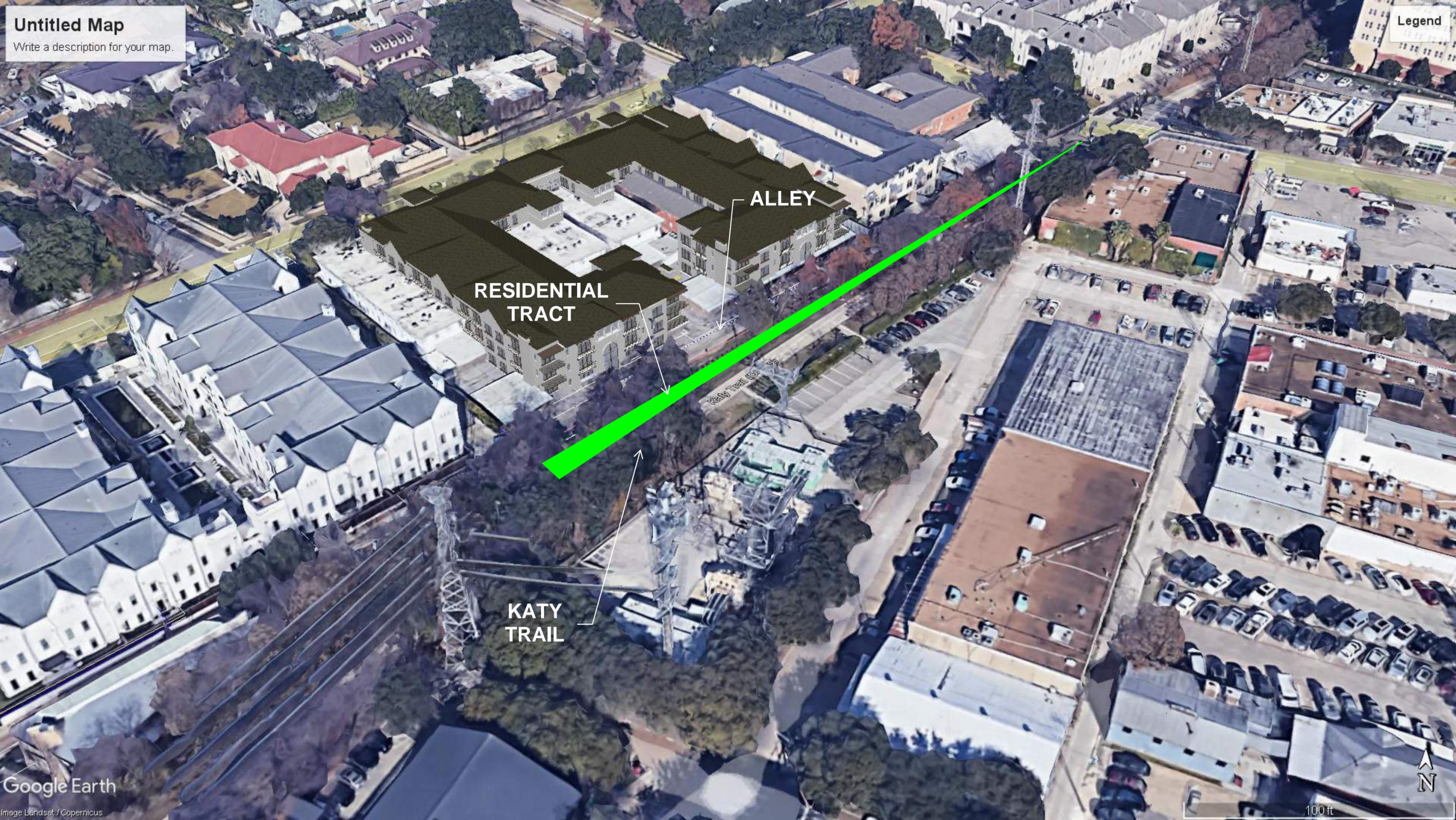
Crescent Ave

Google Earth

Image Landsat / Copernicus

200 ft

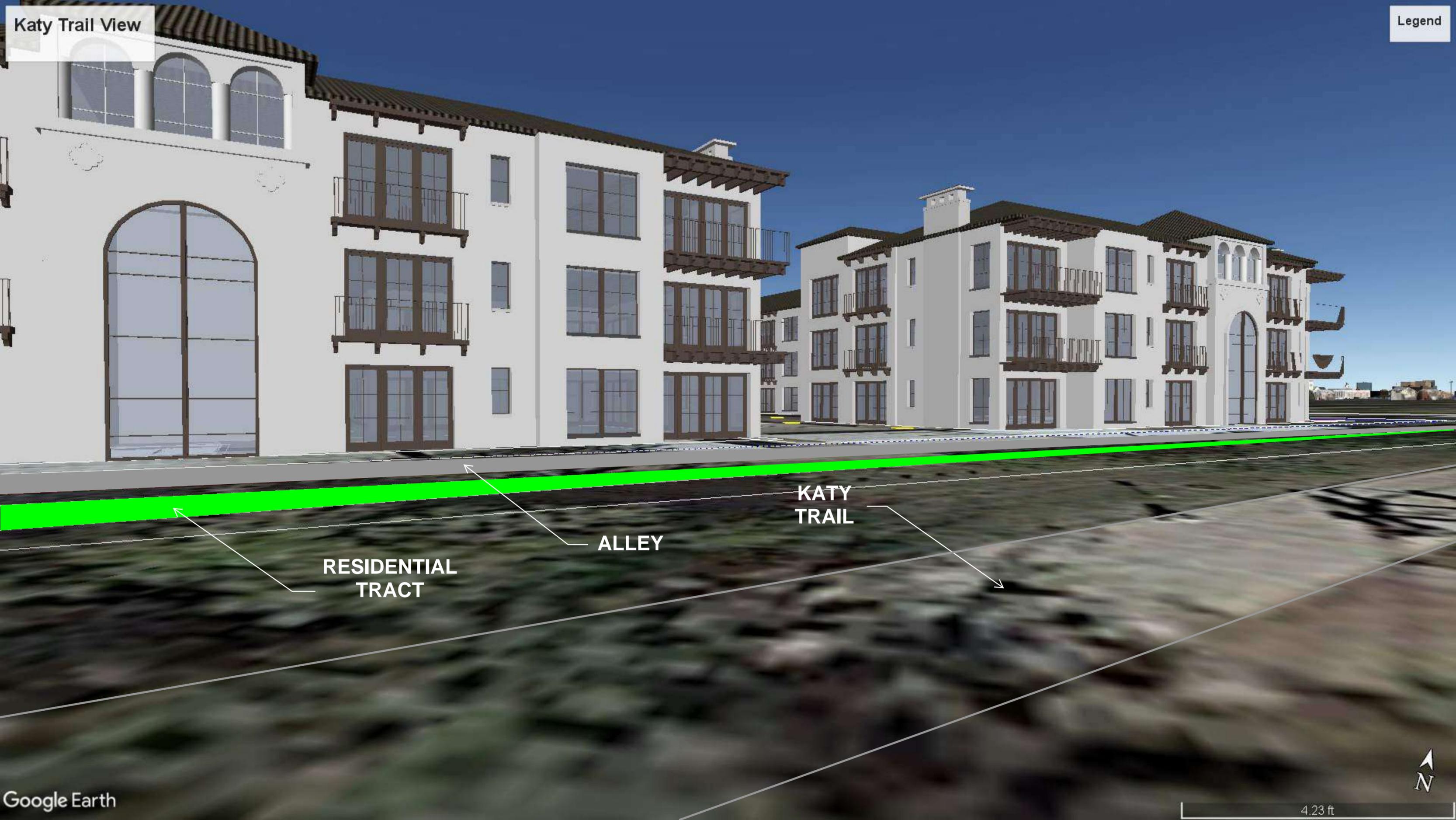




RESIDENTIAL TRACT

ALLEY

KATY TRAIL



Katy Trail View

Legend

RESIDENTIAL TRACT

ALLEY

KATY TRAIL



KATY TRAIL

RESIDENTIAL TRACT

ALLEY





KATY TRAIL

ALLEY

RESIDENTIAL TRACT





RESIDENTIAL TRACT

ALLEY

KATY TRAIL



