

MAYOR
William C. Beecherl

MAYOR PRO TEM
Craig Penfold

TOWN ADMINISTRATOR
Bill Lindley



TOWN COUNCIL
MEMBERS

Marc Myers

Lydia Novakov

Don Snell

Leland White

January 30, 2023

BOARD OF ADJUSTMENT MEMBERS

Chuck Reeder, Chairman
Stacey Furst
Joan Clark
Alison Hunsicker
Robert McCulloch
Nancy Rogers, Alternate Member
Jim Yoder, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, February 08, 2023, to consider a variance from Section 15-101 to construct a masonry wall in a required front yard and Section 12-101 1(a) to construct detached accessory structures in a required front yard at 4311 and 4321 Lakeside Drive. Section 15-101 of the Zoning Ordinance states that no fence or wall may be erected or placed in front of the required front yard line. Section 12-101 1(a) states that detached accessory structures shall be located in the area defined as the rear yard. The property owners request to continue construction of a masonry wall approximately 10 feet from the Oaklawn Avenue property line as well as construct various accessory structures behind the main home adjacent to Oaklawn Avenue.

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

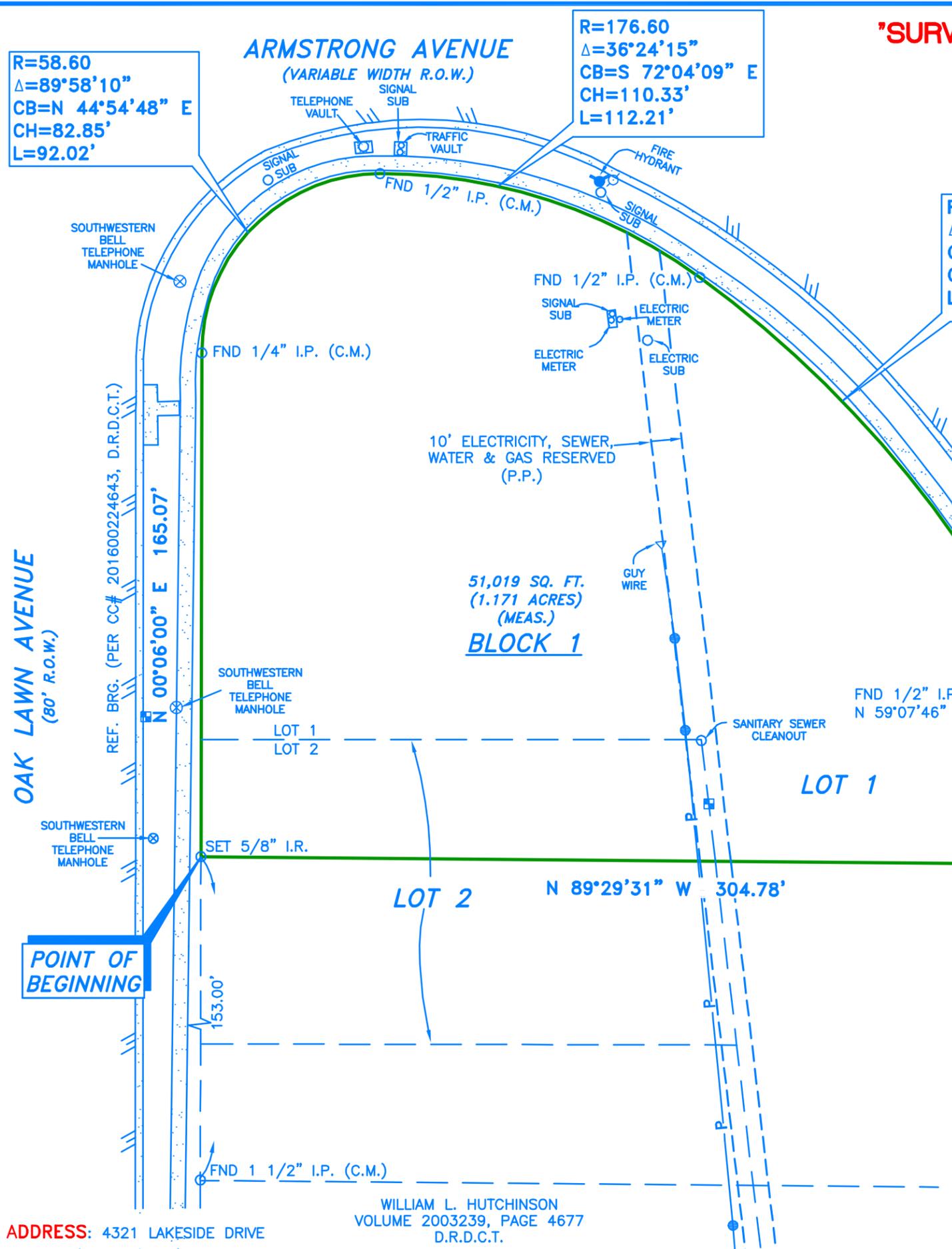
Enclosed is a copy of: (i.) the application to the Board, (ii.) property survey, (iii.) the site plan, (iv.) the public hearing notice map, (v.) a map of the block indicating the location of the property.

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

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

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

'SURVEY PLAT'



LEGAL DESCRIPTION:

BEING A PART OF LOT 1 AND A PART OF LOT 2, IN BLOCK 1, OF A REPLAT OF 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 OF DALLAS COUNTY, TEXAS, AND BEING A PART OF A CALLED 2.341 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OAKLAKE, L.P., RECORDED UNDER COUNTY CLERK'S FILE NO. 201600224643, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF OAK LAWN AVENUE (80' RIGHT-OF-WAY) AND ALSO BEING IN THE WEST LINE OF SAID LOT 2, SAID POINT BEING NORTH 00°06'00" EAST, A DISTANCE OF 153.00 FEET FROM THE SOUTHWEST CORNER OF SAID OAKLAKE LP TRACT, COMMON TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM L. HUTCHINSON OF RECORD IN VOLUME 2003239, PAGE 4677, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00°06'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OAK LAWN AVENUE, A DISTANCE OF 165.07 FEET TO A 1/4" IRON PIPE FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.60 FEET, A CENTRAL ANGLE OF 89°58'10" AND A CHORD WHICH BEARS NORTH 44°54'48" EAST, A DISTANCE OF 82.85 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 92.02 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF ARMSTRONG AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 176.60 FEET, A CENTRAL ANGLE OF 36°24'15" AND A CHORD WHICH BEARS SOUTH 72°04'09" EAST, A DISTANCE OF 110.33 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 112.21 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKESIDE DRIVE (55' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 368.58 FEET, A CENTRAL ANGLE OF 25°10'03", AND A CHORD WHICH BEARS SOUTH 41°16'56" EAST, A DISTANCE OF 160.60 FEET;

THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAKESIDE DRIVE AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 161.90 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON PIPE FOUND FOR REFERENCE BEARS NORTH 59°07'46" EAST, A DISTANCE OF 0.39 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 909.87 FEET, A CENTRAL ANGLE OF 05°01'57", AND A CHORD WHICH BEARS SOUTH 26°01'23" EAST, A DISTANCE OF 79.89 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAKESIDE DRIVE AN ARC DISTANCE OF 79.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89°29'31" WEST DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID LAKESIDE DRIVE AND CROSSING THROUGH SAID LOTS 1 AND 2, A DISTANCE OF 304.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 51,019 SQUARE FEET OR 1.171 ACRES OF LAND.

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
- 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 3) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT RECORDED IN CC# 201000134198, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.
- 4) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS AND EASEMENTS DESCRIBED IN RESTRICTIVE COVENANTS RECORDED IN CC# 200600477433 AND CC# 201300018051, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.
- 5) NOTICE: SELLING A PORTION OF A PLATTED LOT BY METES AND BOUNDS IS AGAINST STATE LAW AND CITY ORDINANCE. THIS PROPERTY MAY BE SUBJECT TO WITHHOLDING OF BUILDING PERMITS AND UTILITIES.

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.



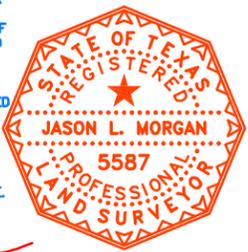
POINT OF BEGINNING

CERTIFIED TO: KENSINGTON VANGUARD NATIONAL LAND SERVICES GF#:314732 DATE: 10/08/2019 JOB NO.:19-10-007

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-x-	CHAIN LINK FENCE
-x-x-	WIRE FENCE
-o-o-	WROUGHT IRON FENCE
□	COLUMN
⊙	POWER POLE
⊙	WATER METER
-P-	POWERLINE
-E-	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. THIS SURVEY METS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. 314732 PROVIDED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES 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



ADDRESS: 4321 LAKESIDE DRIVE

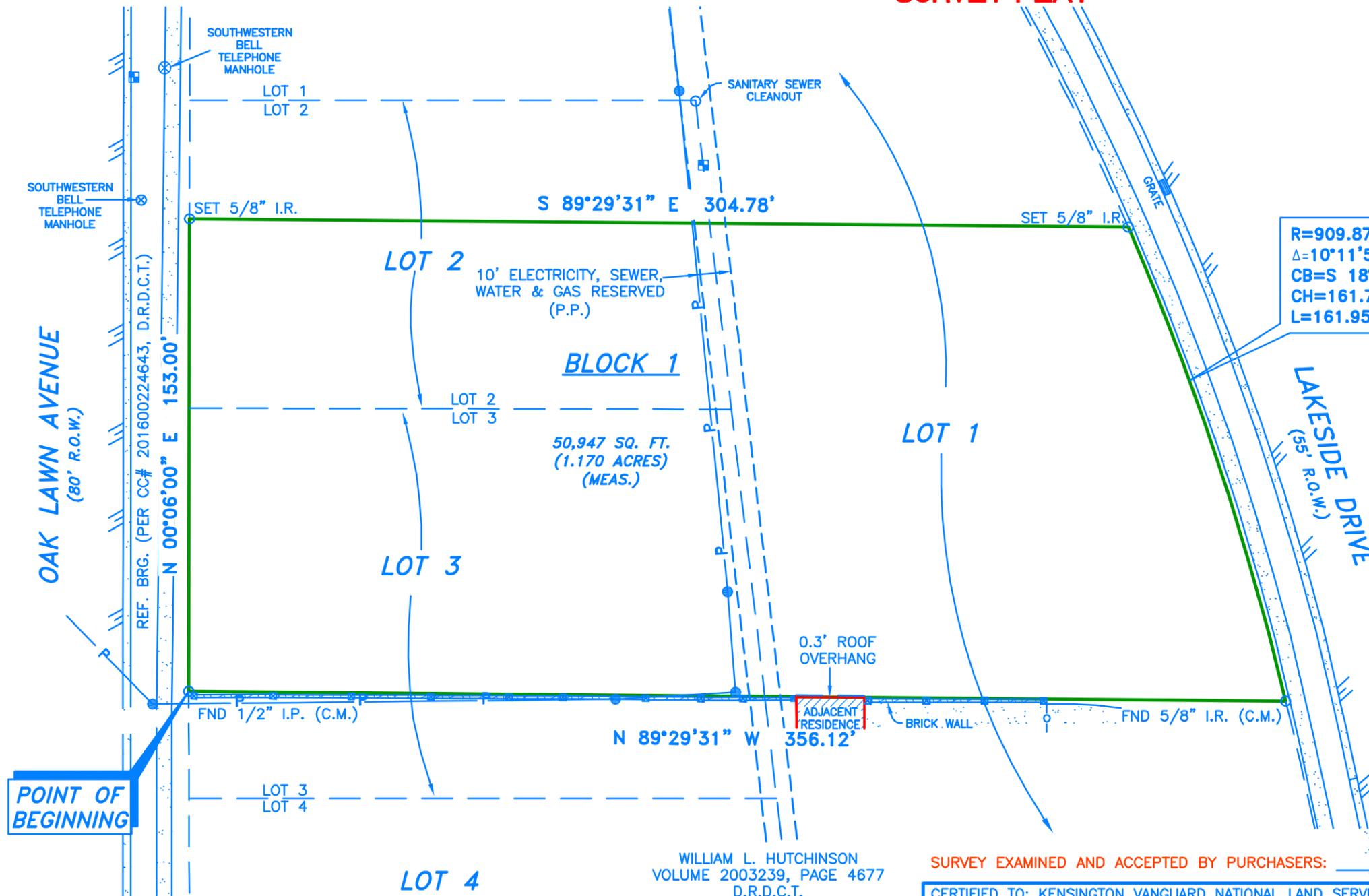
WILLIAM L. HUTCHINSON
 VOLUME 2003239, PAGE 4677
 D.R.D.C.T.



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

'SURVEY PLAT'



LEGAL DESCRIPTION:

BEING A PART OF LOTS 1, 2 AND 3 IN BLOCK 1, OF A REPLAT OF HIGHLAND PARK ACREAGE ADDITION, AN ADDITION TO HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 85, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A PART OF A CALLED 2.341 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OAKLAKE, L.P., RECORDED UNDER COUNTY CLERK'S FILE NO. 201600224643, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF OAK LAWN AVENUE (80' RIGHT-OF-WAY), AND ALSO BEING IN THE WEST LINE OF SAID LOT 3, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM L. HUTCHINSON OF RECORD IN VOLUME 2003239, PAGE 4677, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00°06'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OAK LAWN AVENUE, A DISTANCE OF 153.00 FEET TO 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°29'31" EAST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID OAK LAWN AVENUE AND THROUGH SAID LOTS 1 AND 2, A DISTANCE OF 304.78 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHEAST LINE OF SAID LOT 1 AND THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKESIDE DRIVE (55' RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 909.87 FEET, A CENTRAL ANGLE OF 10°11'53" AND A CHORD WHICH BEARS SOUTH 18°24'28" EAST, A DISTANCE OF 161.73 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKESIDE DRIVE AN ARC DISTANCE OF 161.95 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID HUTCHINSON TRACT;

THENCE NORTH 89°29'31" WEST ALONG THE NORTH LINE OF SAID HUTCHINSON TRACT AND THE SOUTH LINE OF SAID OAKLAKE, LP TRACT, A DISTANCE OF 356.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 50,947 SQUARE FEET OR 1.170 ACRES OF LAND.

R=909.87'
 Δ=10°11'53"
 CB=S 18°24'28" E
 CH=161.73'
 L=161.95'

POINT OF BEGINNING

ADDRESS: 4311 LAKESIDE DRIVE

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
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- 4) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS AND EASEMENTS DESCRIBED IN RESTRICTIVE COVENANTS RECORDED IN CC# 200600477433 AND CC# 201300018051, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.
- 5) NOTICE: SELLING A PORTION OF A PLATTED LOT BY METES AND BOUNDS IS AGAINST STATE LAW AND CITY ORDINANCE. THIS PROPERTY MAY BE SUBJECT TO WITHHOLDING OF BUILDING PERMITS AND UTILITIES.

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.

WILLIAM L. HUTCHINSON
 VOLUME 2003239, PAGE 4677
 D.R.D.C.T.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____

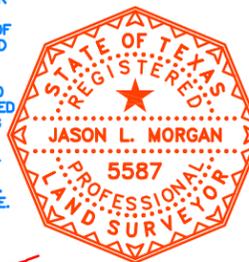
DATE: _____

CERTIFIED TO: KENSINGTON VANGUARD NATIONAL LAND SERVICES

GF#:314715 DATE: 10/08/2019 JOB NO.:19-10-006

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

---	WOOD FENCE	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. 314715 PROVIDED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES 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.
-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	



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

ARMSTRONG AVENUE
(VARIABLE WIDTH R.O.W.)

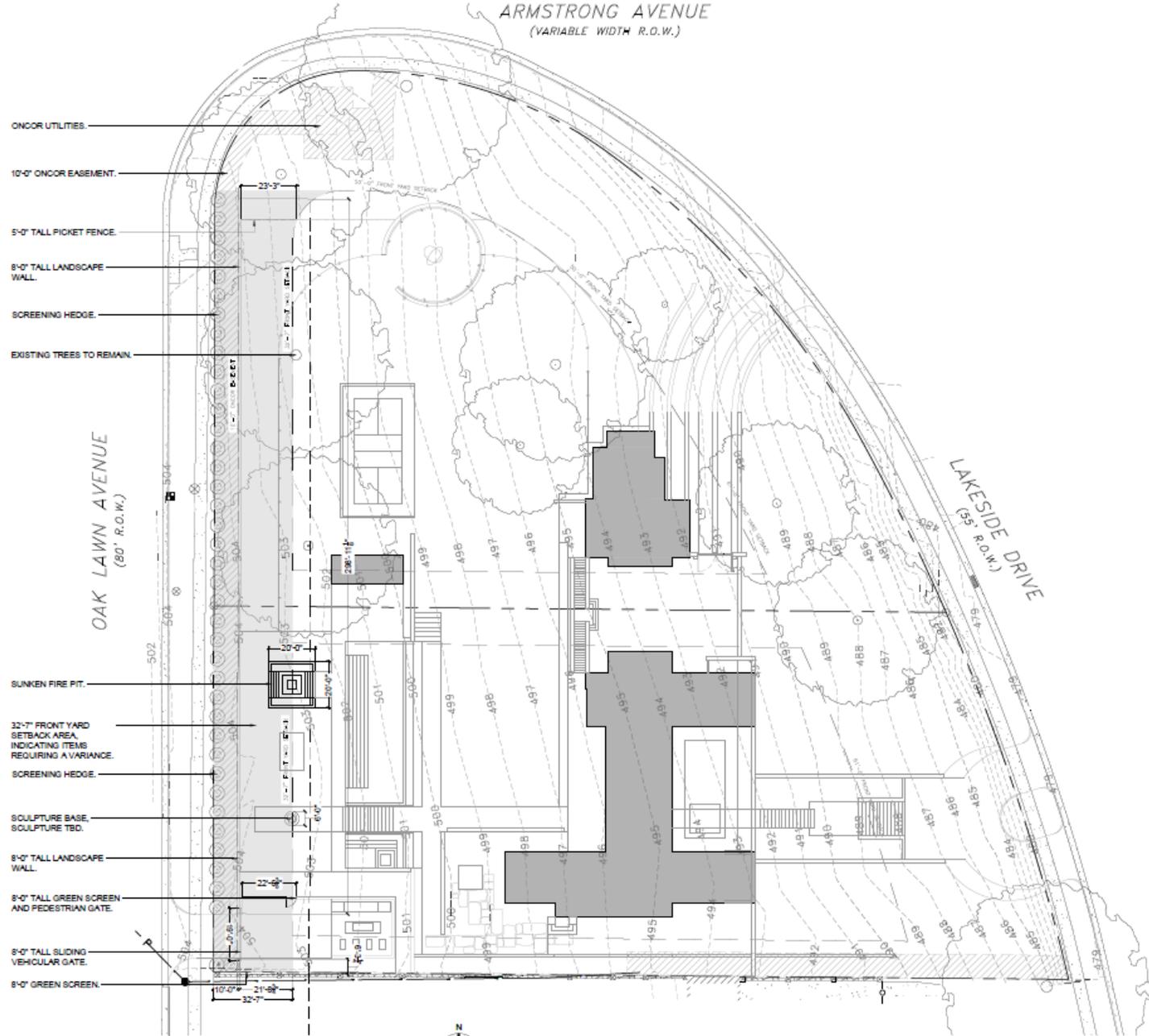
- ONCOR UTILITIES.
- 10'-0" ONCOR EASEMENT.
- 5'-0" TALL PICKET FENCE.
- 8'-0" TALL LANDSCAPE WALL.
- SCREENING HEDGE.
- EXISTING TREES TO REMAIN.

- SUNKEN FIRE PIT.
- 32'-7" FRONT YARD SETBACK AREA, INDICATING ITEMS REQUIRING A VARIANCE.
- SCREENING HEDGE.
- SCULPTURE BASE, SCULPTURE TBD.
- 8'-0" TALL LANDSCAPE WALL.
- 8'-0" TALL GREEN SCREEN AND PEDESTRIAN GATE.
- 8'-0" TALL SLIDING VEHICULAR GATE.
- 8'-0" GREEN SCREEN.

A SITE PLAN (OAKLAWN FRONT YARD) | 1" = 20'-0"

OAK LAWN AVENUE
(80' R.O.W.)

LAKESIDE DRIVE
(95' R.O.W.)



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DALLAS, TX 75207
HOCKERDESIGN.COM
214.916.0810

Architect
SHM Architects, PLLC
4514 Travis Street, Suite 302
Dallas, TX 75205
p 214.252.3630
f 214.252.3640

General Contractor
Coats Homes LLC
3100 Monticello Avenue, Suite 335
Dallas, TX 75205
p 214.206.3900
f

LAKESIDE CHARLES
RESIDENCE
4311 Lakeside Drive, Dallas, Texas 75219

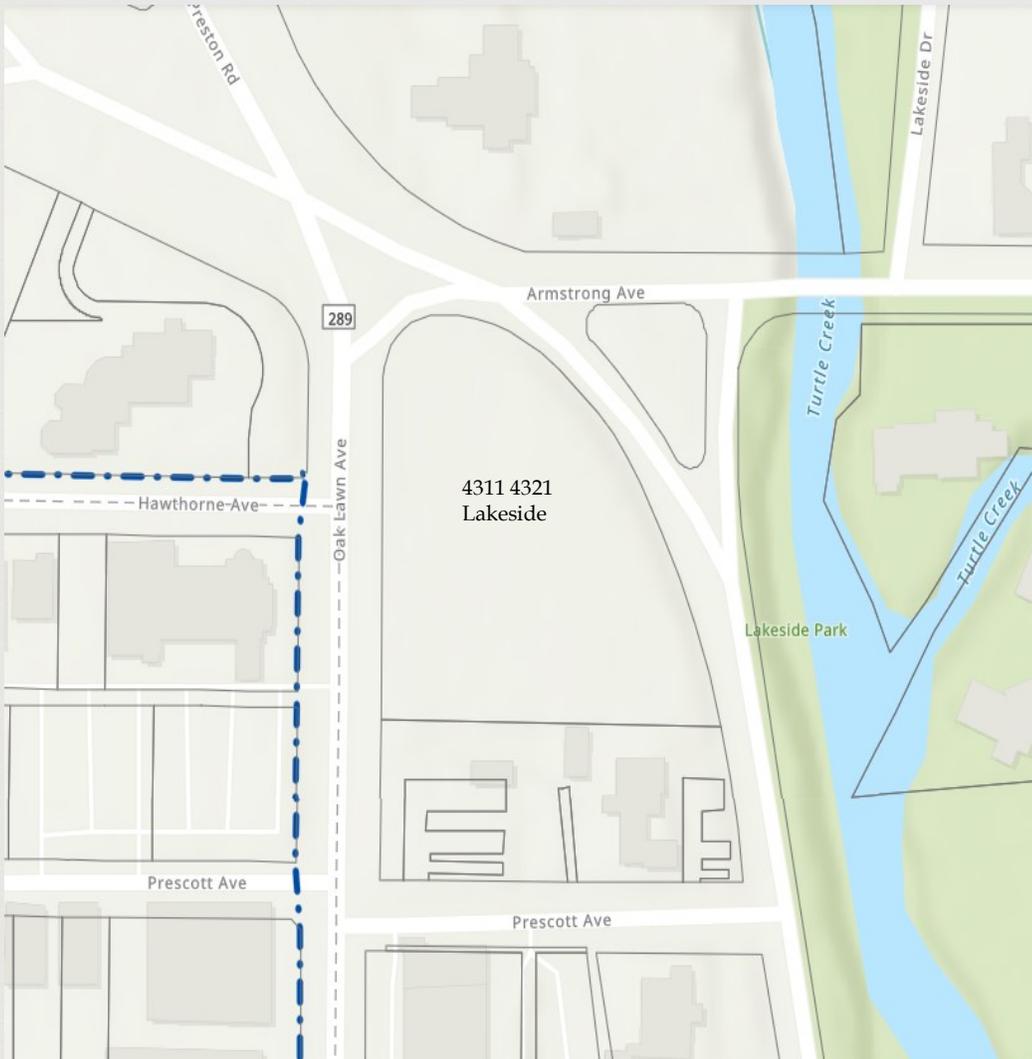
Issue Register:

NOT FOR: REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

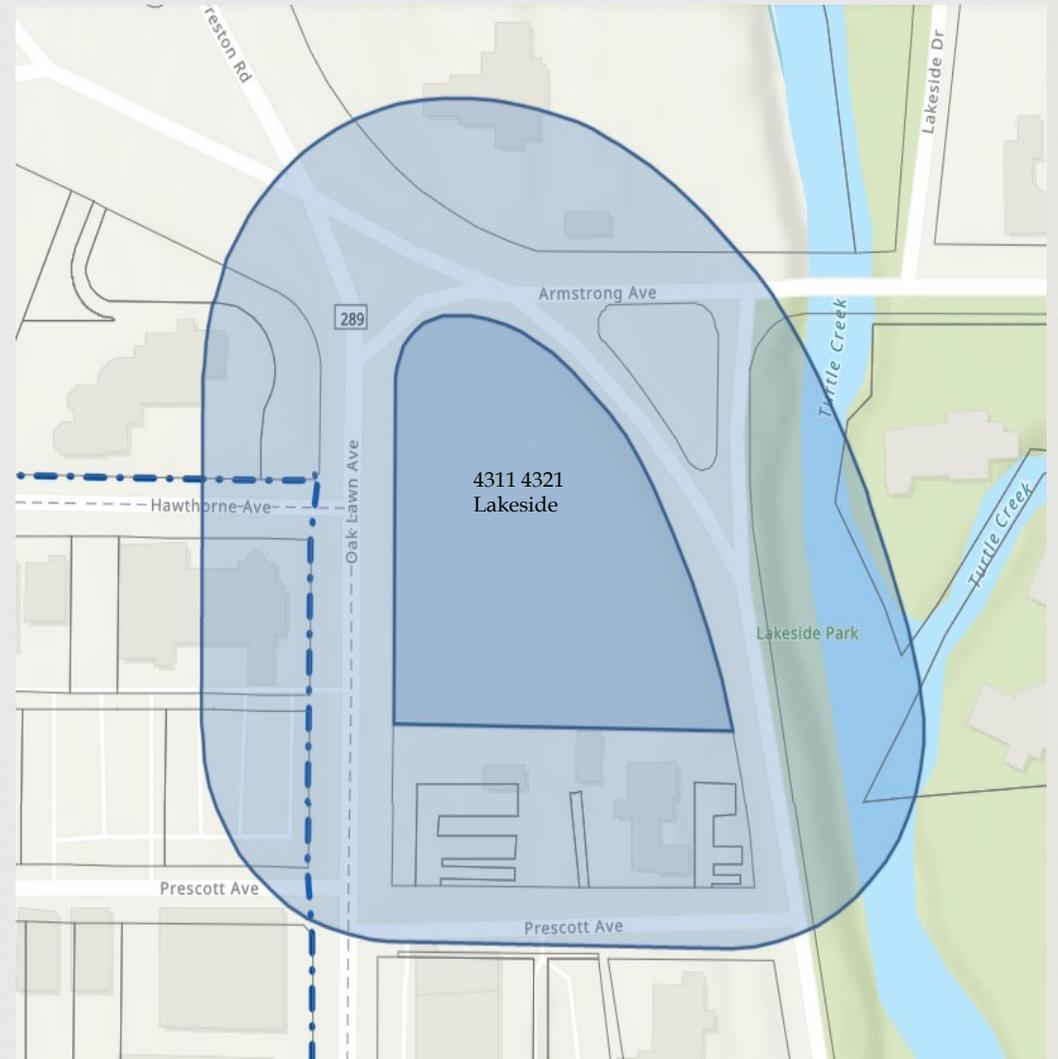
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Site Plan

L1.01



Area map



200' notification map

