

MAYOR
William C. Beecherl

MAYOR PRO TEM
Craig Penfold

TOWN ADMINISTRATOR
Tobin Maples, AICP



TOWN COUNCIL
MEMBERS

Marc Myers

Lydia Novakov

Don Snell

Leland White

August 15, 2023

ZONING COMMISSION MEMBERS

Margaret Keliher, Chair
Brian Ficke
Rick Jones
Carolyn Seay
Ralph Perry-Miller

Dear Commission Members,

A public hearing is scheduled at 4:00 p.m. on Wednesday, August 23, 2023, to consider one request. The official meeting place of the Zoning Commission is 4700 Drexel Drive, Highland Park, Texas.

The request is to combine the two properties of 4212 and 4216 Edmondson into a single building site. Amy Windham is the landowner of these two adjacent properties. There is an existing dwelling on the 4212 Edmondson property. The homeowner plans to incorporate the vacant lot at 4216 Edmondson Avenue to construct a new guest quarter with an underground parking area. 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. The homeowner is aware that combining the properties is a permanent process and will run with the property in perpetuity.

These requests were referred to the Zoning Commission by the Town Council on August 1, 2023, 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: (i.) application to the Commission, (ii.) property site plan/survey, (iii.) proposed plat, (iv.) public hearing notice map, (v.) a map of the block indicating the location of the property and (vi.) proposed site of combined lot.

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

Feel free to contact me if you have any questions.

Sincerely,

Hugh Pender
Director of Development Services

hpende@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Tobin Maples, 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

NOT TO SCALE

S74°07'36"E 75.21'

N20°00'00"E 159.30'

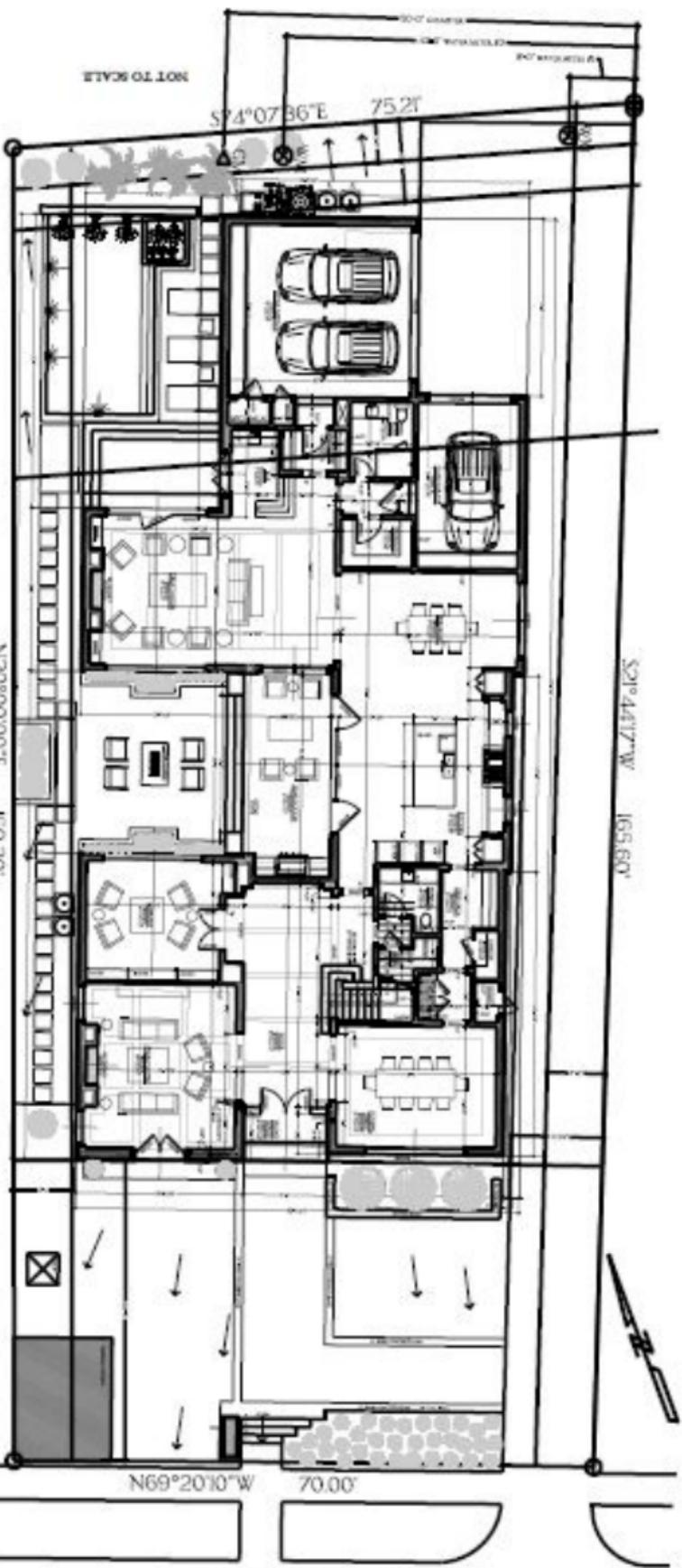
S21°44'17"W 166.60'

N69°20'10"W 70.00'

EDMONDSON AVENUE

AREA OF LOT REAR 50% = 5,982.5[±]
 AREA COVERED ON REAR 50% = 2,594.5[±]
 COVERED = 43.3%

AREA OF LOT = 11,771.5[±]
 AUTOS, PORCHES & AC = 4,720.5[±]
 COVERED = 40.0%



74.65

115

0.1

WOOD FENCE

32.5

34 GARAGE

17

SPA

20

14.5

68.8

6 11.8

154.3

23.3

N

3.8

6.1

N

3.8

N

15.8

0.1

ONE STORY BRICK
4216 EDMONDSON
AVENUE

48.5

48.5

159.3

21.4

15.7

10

10

15.7

6

30

70

261.2
PRE

EDMONDSON

AVE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, AMY LYNN WINDHAM AND BLAEN TAYLOR WINDHAM, ARE THE OWNERS OF TWO TRACTS OF LAND DESCRIBED IN DEEDS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 202100114871 AND COUNTY CLERK'S FILE NUMBER 20230008542, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 16 AND ALL OF LOT 17, BLOCK 143, HIGHLAND PARK WEST, SECOND INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 155, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

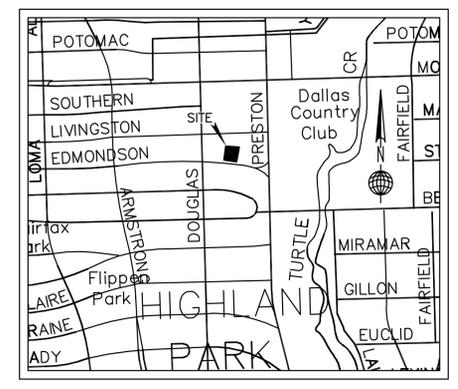
BEGINNING AT A 1/2" IRON PIPE FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF EDMONDSON AVENUE (50' RIGHT-OF-WAY), AT THE COMMON SOUTH CORNER OF SAID LOT 17 AND LOT 18, FROM WHICH TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENT NO. 104 BEARS SOUTH 62°25'02" EAST, A DISTANCE OF 1,232.61 FEET;

THENCE NORTH 06°33'56" EAST ALONG THE COMMON LINE OF SAID LOT 17 AND SAID LOT 18, A DISTANCE OF 153.81 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE COMMON NORTH CORNER THEREOF, IN THE SOUTH LINE OF LOT 6, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,829.06 FEET, A CENTRAL ANGLE OF 1°28'45" AND A CHORD WHICH BEARS SOUTH 85°59'50" EAST, A DISTANCE OF 105.48 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, WITH THE NORTH LINES OF SAID LOTS 16 AND 17, AND THE SOUTH LINES OF LOT 6, LOT 7, AND LOT 8, AN ARC DISTANCE OF 150.49 FEET TO A POINT FOR CORNER AT THE COMMON NORTH CORNER OF SAID LOT 16 AND LOT 15, BLOCK 143, OF SAID ADDITION, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 10°10'25" WEST, A DISTANCE OF 0.75 FEET;

THENCE SOUTH 10°10'25" WEST ALONG THE COMMON LINE OF SAID LOTS 15 AND 16, A DISTANCE OF 165.60 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE COMMON SOUTH CORNER THEREOF AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID EDMONDSON AVENUE, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,889.79 FEET, A CENTRAL ANGLE OF 02°46'33" AND A CHORD WHICH BEARS SOUTH 09°53'28" WEST, A DISTANCE OF 139.99 FEET;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE CURVING NORTH RIGHT-OF-WAY LINE OF SAID EDMONDSON AVENUE, AN ARC DISTANCE OF 140.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23,117 SQUARE FEET OR 0.531 ACRES OF LAND.



VICINITY MAP
(1"=1000')

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

THAT, I, JASON L. MORGAN, 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 APPLICABLE CODES AND ORDINANCES OF THE TOWN OF HIGHLAND PARK, TEXAS.

WITNESS MY HAND AT DALLAS, TEXAS,
THIS THE ____ DAY OF _____, 2023.

RELEASED ON 07/21/2023 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, AMY LYNN WINDHAM AND BLAEN TAYLOR WINDHAM, THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED HEREIN DO HEREBY ADOPT THIS REPLAT OF ALL OF LOT 16 AND ALL OF LOT 17 BLOCK 143, OF HIGHLAND PARK WEST, SECOND INSTALLMENT TO LOT 16A, BLOCK 143, HIGHLAND PARK WEST, SECOND INSTALLMENT AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

PURSUANT TO THE CURRENT ZONING ORDINANCE OF THE TOWN OF HIGHLAND PARK, THE CONFIGURATION OF A SINGLE-OR TWO FAMILY RESIDENTIAL LOT SHALL BE PERMANENT, THE COMBINED SINGLE-FAMILY LOT SHALL NOT BE SUBDIVIDED IN THE FUTURE, NOR MAY IT BE COMBINED WITH ANY ADJACENT LOTS AT ANY TIME IN THE FUTURE.

WITNESS OUR HANDS AT _____, TEXAS, THIS THE ____ DAY OF _____, 2023.

RELEASED ON 07/21/2023 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

OWNER: AMY LYNN WINDHAM

RELEASED ON 07/21/2023 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

OWNER: BLAEN TAYLOR WINDHAM

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AMY LYNN WINDHAM 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2023.

_____, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

APPROVED THIS ____ DAY OF _____, 2023, BY THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS.

RELEASED ON 07/21/2023 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

WILL BEECHER
MAYOR, TOWN OF HIGHLAND PARK, TEXAS

RELEASED ON 07/21/2023 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

JOANNA MEKEAL
TOWN SECRETARY, TOWN OF HIGHLAND PARK, TEXAS

**REPLAT OF
PART OF LOT 16 AND ALL OF
LOTS 16 AND 17, BLOCK 143
FOURTH INSTALLMENT OF HIGHLAND PARK
TO
LOT 16A, BLOCK 143
HIGHLAND PARK WEST, SECOND INSTALLMENT
AN ADDITION TO THE TOWN OF HIGHLAND PARK
DALLAS COUNTY, TEXAS**

ADDRESS: 4212 EDMONDSON AVENUE

JULY, 2023

OWNER:
AMY LYNN WINDHAM &
BLAEN TAYLOR WINDHAM
4212 EDMONDSON AVENUE
DALLAS, TEXAS 75231

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300

SCALE: 1" = 20'

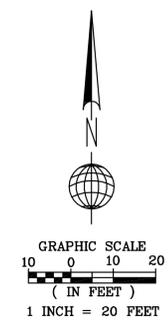
FIRM NO. 10016300 JOB NO. 23-06-096

NOTES:

- 1) 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.
- 2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN.
- 3) ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENTS.
- 4) ALL COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENTS.
- 5) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.

LEGEND:

(MRD)= MONUMENT OF RECORD DIGNITY
FND 1/2" I.R.=FOUND 1/2" IRON ROD
FND 1" I.P.=FOUND 1" IRON PIPE
FND 1/2" I.P.=FOUND 1/2" IRON PIPE
SET 5/8" I.R.= SET 5/8" IRON ROD WITH YELLOW CAP "RPLS 5587".
M.R.D.C.T.=MAP RECORDS, DALLAS COUNTY, TEXAS
C.C.#=COUNTY CLERK'S FILE NUMBER



Livingston Ave

Livingston Ave

Livingston Ave

524 ft

Search result □ ✕

4216 Edmondson Ave, Dallas, TX, 75205, USA

[Zoom to](#) ⋮

Edmondson Ave

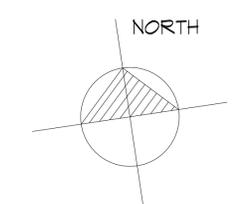
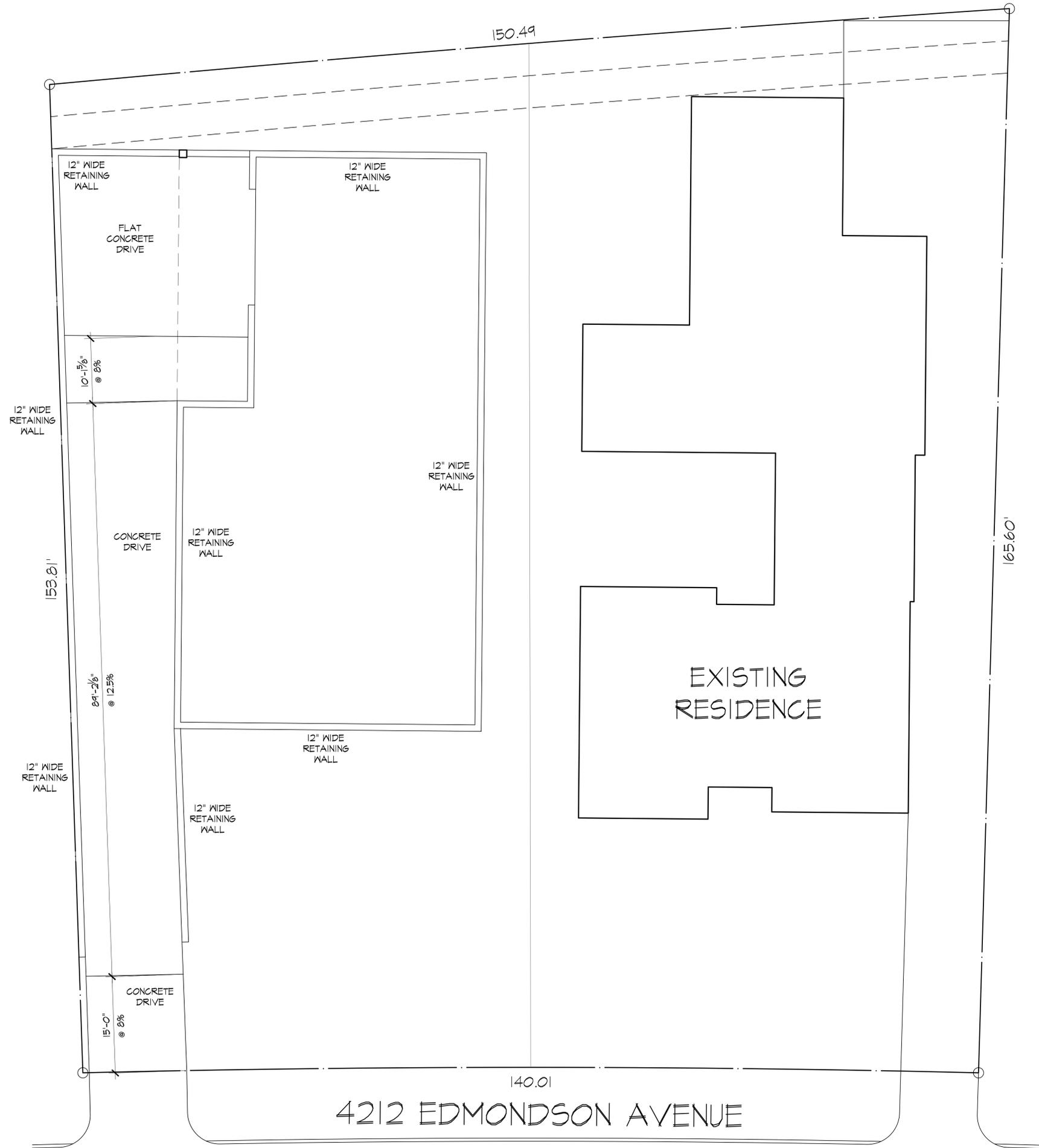
Edmondson Ave

Edmondson Ave

Edmondson Ave

Preston Rd

Douglas Ave



SITE PLAN

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

LOT 16A BLOCK 143
 HIGHLAND PARK WEST,
 SECOND INSTALLMENT
 HIGHLAND PARK, TEXAS

REVIEW SET - NOT FOR CONSTRUCTION

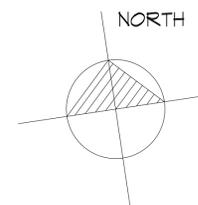
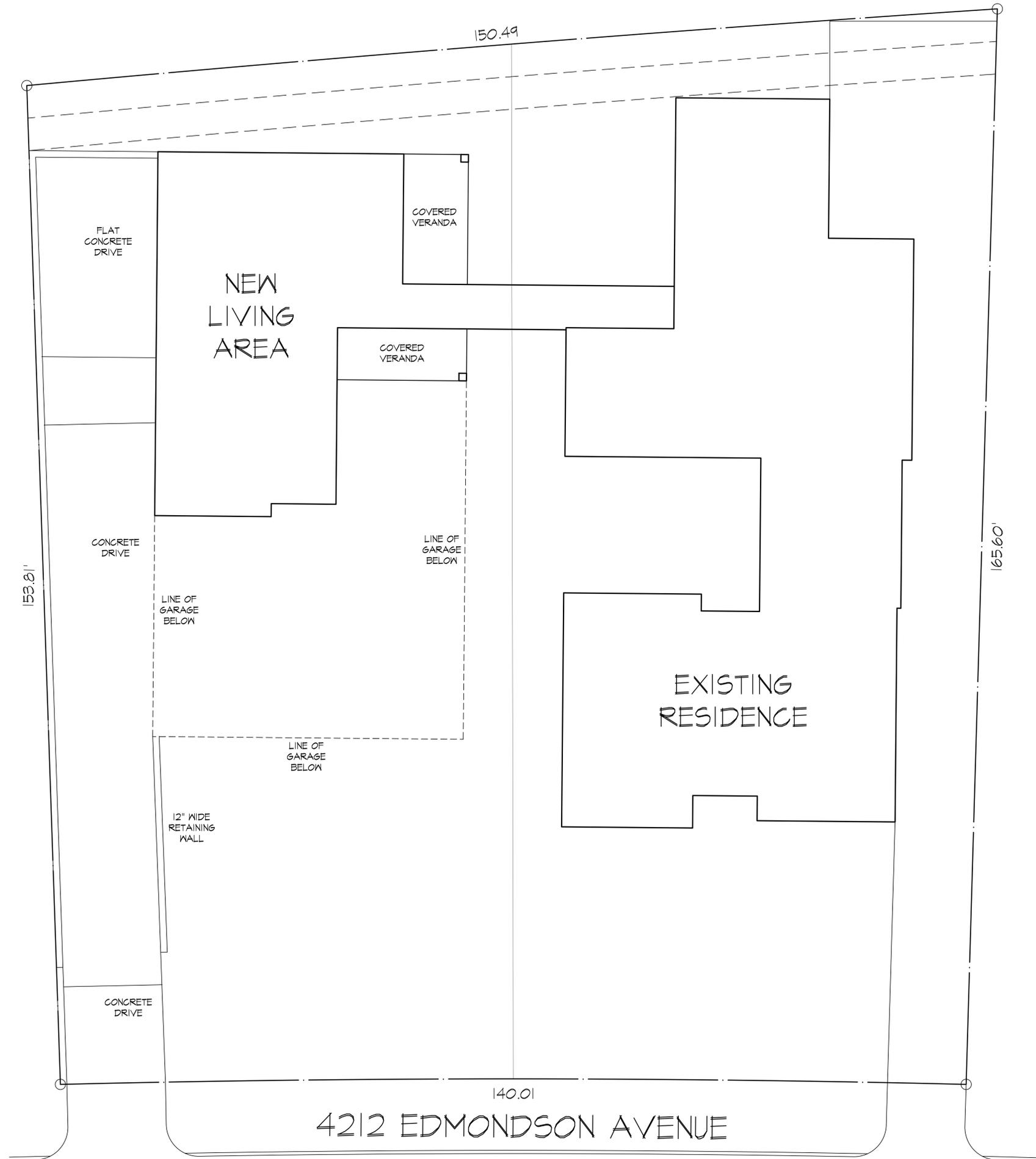
A CUSTOM RESIDENTIAL ADDITION FOR
AVIDA CUSTOM HOMES
 4212 EDMONDSON AVENUE
 HIGHLAND PARK, TEXAS

C+A #
 PRELIMINARY
 07-24-23

1
 OF 2

COVERT+ ASSOCIATES
 RESIDENTIAL DESIGN

17810 DAVENPORT ROAD, SUITE 111 DALLAS, TEXAS 75252
 972.783.4660
 PLANS@COVERTANDASSOCIATES.COM



SITE PLAN

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

LOT 16A BLOCK 143
 HIGHLAND PARK WEST,
 SECOND INSTALLMENT
 HIGHLAND PARK, TEXAS

REVIEW SET - NOT FOR CONSTRUCTION

A CUSTOM RESIDENTIAL ADDITION FOR
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