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William C. Beecherl

MAYOR PRO TEM
Craig Penfold

TOWN ADMINISTRATOR
Tobin Maples, AICP



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Lydia Novakov

Don Snell

Leland White

February 23, 2024

ZONING COMMISSION MEMBERS

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

Dear Commission Members,

A public hearing is scheduled at 3:30 p.m. on Wednesday, February 28, 2024, to consider one request. The official meeting place of the Zoning Commission is 4700 Drexel Drive, Highland Park, Texas.

The request is to add a 1497 sf Café, categorized as a casual restaurant under the shared parking model, inside suite E58 for Christian Dior. The proposed tenant finish out is primarily interior to the building, aside from two additional windows facing internal to the Village located on the south side of the second level. The restaurant component is new use to Suite E58 which increases the parking demand of the suite coupled with the exterior windows necessitate an amendment to the Site Plan for PD-1.

This request was referred to the Zoning Commission by the Town Council on January 25, 2024, 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: (i.) original application to the Commission, (ii.) briefing agenda, (iii.) property site plan, (iv.) proposed floor plan, (v.) exterior elevation, (vi.) parking model exhibit and (vii.) public hearing notice map.

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
hpender@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, Assistant Town Administrator, via e-mail
Joanna Mekeal, Town Secretary, via e-mail



TOWN OF HIGHLAND PARK
Agenda Briefing
Zoning Commission Meeting
February 28, 2024

Department: Development Services

Presenter: Hugh Pender

TITLE

Review, discuss, and consider approving a request to amend the site plan of Highland Park Village.

BACKGROUND

This item is an opportunity for the Zoning Commission to consider and take action on a request from the Highland Park Village to add a Café to the existing planned development (PD-1) site plan.

The request is a result of the Ralph Lauren store, previously located in Building E (Suite 58) in the northeast portion of the Highland Park Village (“HPV”) relocating into a portion of the former Village Theater in Building C. Christian Dior is preparing to move into the space vacated by Ralph Lauren. Attached to this agenda briefing is a layout of the Highland Park Village with buildings labeled.

Christian Dior currently occupies 3,723 square feet of space in Building B (Suite 12) in the southern area of the HPV. Desiring additional retail space for some time, Christian Dior, has leased all the vacated Ralph Lauren space (14,085 square feet). Dior intends to include with its operations a Dior Café, comprising 1,497 square feet. The Dior lease is slated to be used primarily for Designer Fashion, with the Café accessible only to Dior customers. The Café’s menu includes food and alcoholic beverages.

Changes to the PD-1 site plan, particularly as it relates to changes in use (e.g., retail, restaurants, theaters, etc.) require a reassessment of the resulting parking demand. The Town has applied a shared parking model, developed by Nelson/Nygaard in 2014, to determine whether the HPV has sufficient parking spaces to support the commercial activity on site. The shared parking model calculates the overall parking demand of the HPV using an algorithm that considers the use, square footage or number of seats associated with each use, and a projected peak time for each use. The model further attempts to project the impact of shopping occurring at multiple stores for each visitor to the site (internal capture). Once the proposed use is factored into the shared parking model, the model makes a projection of the number of parking spaces that will be needed to support the overall commercial activity at any time during the day. For the past 10 years, the Town has required an additional 154 space reserve be added to the projection made by the shared parking model. The addition of this reserve increases the projected demand, requiring more available parking spaces than would otherwise be required.

Christian Dior’s proposed use of the 1,497 square feet with 41 seats is classified as a Casual Restaurant/Café within the Town’s shared parking model. In this scenario, the square footage of the café is utilized to assess the projected parking. Moreover, for this use category, the shared parking model considers the peak time to be 1pm; however, the shared use parking model considers all uses at the village in calculating a collective peak time for the HPV. After taking all factors into account, the shared parking model considers 1pm to be the time at which the most parking demand is projected. As such, the proposed Café impacts the projected parking demand at 1pm by 36 spaces, which takes into account the concept of internal capture.

According to HPV management, the Starbucks located in Building G (Suite 100-104) will cease operations at the shopping center at the end of February. This café tenant currently occupies 2,607 square feet of space,

requiring more parking spaces than the proposed Dior Café. After Starbucks closes, Suite 100-104 is slated to be re-leased as designer fashion which would require 4 parking spaces.

When considering all the current uses, including the proposed Dior Café project, the shared parking model projects a parking demand of 967 parking spaces at 1pm. This is the highest projected parking demand calculated by the model during any day of the week and includes the 154 space reserve. The total number of parking inventory provided at the Highland Park Village is 987.

The inventory of parking spaces at the HPV, which is not changing based on this request, is as follows:

Main parking lot	496
North parking lot	320
Underground parking	171
Total	987

Projected parking demand:

Use Categories ⁽¹⁾	Existing	Proposed ⁽²⁾
Retail	443	417
Restaurant/Café	262	284
Office	53	52
Services	68	60
Space Reserve	154	154
Total	980	967

- (1) Use categories are further sub-divided into more specific use types within the shared parking model.
 (2) The main changes occur between Retail and Restaurant categories, however the peak demand time moved from 2pm to 1pm within the shared parking model resulting in slight changes to the other categories.

RECOMMENDATION

Based on the current shared parking model, the required number of parking spaces available at the HPV is more than the calculated parking demand, inclusive of the proposed café and anticipation of vacated spaces being occupied with designer fashion. As such, the proposal to add the Christian Dior Café to the PD-1 site plan meets or exceeds the current parking standard.

If the Zoning Commission chooses to approve this request, Staff recommends that the following conditions be considered:

- The Starbucks lease space (G100-104) must be vacated prior to the Dior Café opening.
- The Dior Café is considered an “accessory use” to the Dior Store (E58).
- There shall be no outdoor seating or expansion of seating area beyond 41 allowed with the Dior Café.
- There shall be no additional requests to establish new club, restaurant, and/or café uses or requests to expand existing club, restaurant, and/or café uses prior to the Town adopting new parking guidelines for the HPV.
- The site plan amendment request under consideration does not include any modifications to the existing parking site plan.

FINANCIAL IMPACT

None.

THE TOWN OF

Highland Park

TEXAS

RECEIVED
MAR 31 2023

BY: S.P.

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:

58 Highland Park Village, Dallas, TX 75205

III. APPLICANT INFORMATION:

Current Land Owner
HP Village Partners, L.P.

Michelle R. Smith

Applicant or Agent of Owner

Signature

Michelle R. Smith

Printed Name

Michelle R. Smith

Mailing Address

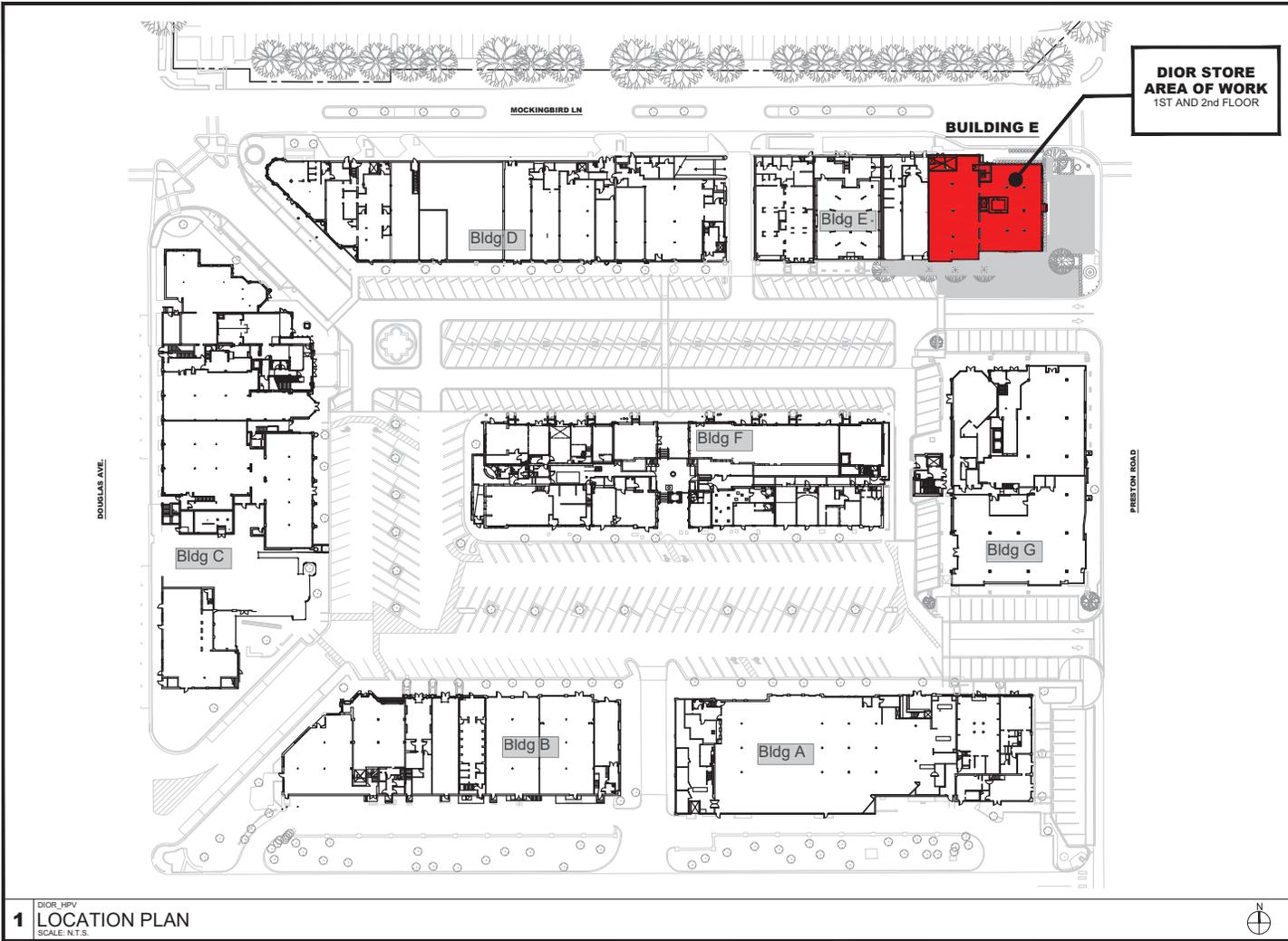
47 Highland Park Village

Dallas, TX 75205

Telephone Number

214-558-6830

Fax Number



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 ADAM GOLINCZAK
 ARCHITECTURE P.C.
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DIOR
 58 HIGHLAND PARK VILLAGE (SPACE 58), DALLAS, TX 75205
 LOCATION PLAN

Date	Rev.	Issued:
1/25/03		FOR PERMIT
2/26/03		FOR BID
2/26/03	01	NO ADDENDUM 01
2/26/03	02	NO ADDENDUM 02
2/26/03	03	NO ADDENDUM 03
2/26/03	04	NO ADDENDUM 04
2/26/03	05	NO ADDENDUM 05
2/26/03	06	NO ADDENDUM 06
2/26/03	07	NO ADDENDUM 07
2/26/03	08	POINT REVISION 01

Project No.: 2922 DIOR
 Scale: AS NOTED
 Drawn By: AG

Drawing Number
G-001.00
 SHEET # REV #

1 DIOR_HP.V
LOCATION PLAN
 SCALE: N.T.S.

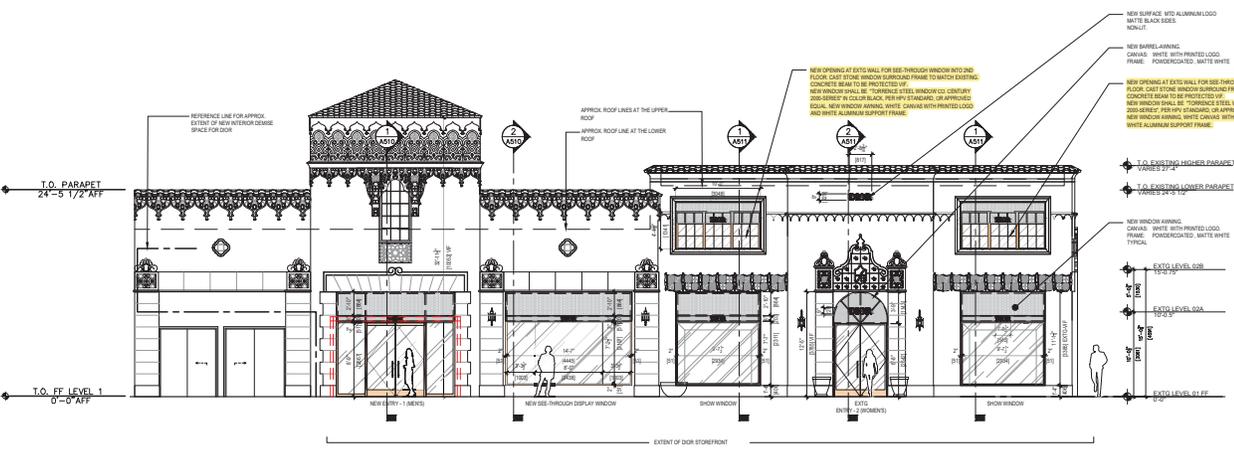


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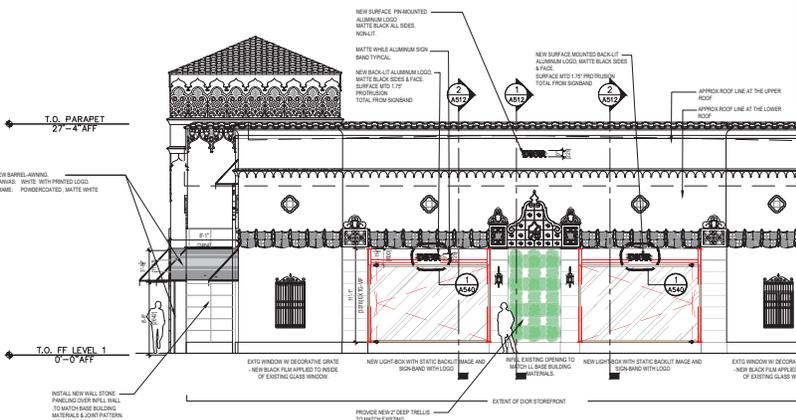
SEAL

ADAM GOLINCZAK, P.E. (03/2010)

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A DIOR - HPV - PROPOSED SCHEMATIC DESIGN
S. STOREFRONT ELEVATION
 SCALE: 3/8"=1'-0"



- FACADE NOTES:**
1. METAL FINISH: ALL NEW METAL AT PROPOSED DIOR STOREFRONT SHALL BE "MT-54" VIBRATED NICKEL PLATED BRASS MATTE (WITH APPEARANCE AND FINISH OF NATURAL METAL), U.N.O.
 2. ALL DIMENSIONS TO BE VERIFIED IN FIELD AND INDICATED ACCORDINGLY IN SHOP DRAWINGS, I.I.F.
 3. PROTECT ALL EXISTING LANDLORD SURROUND CONDITIONS AND FINISHES TO REMAIN.
 4. ALL METAL CLADDING SHALL BE 3/8" THK. ALUM., 1/2" ST. STEEL OR APPROVED EQUAL ALL FACTORY POWDER COAT FINISH, PER APPROVED SAMPLE. ALL CORNERS SHALL BE "GROOVED & CRISP" 3/16" RADIUS, OR APPROVED EQUAL.
 5. ALL STOREFRONT GLASS SHALL BE EXTRA CLEAR, STARCHFREE, LOW-IRON, TEMPERED AND LAMINATED, UNLESS NOTED OTHERWISE. THICKNESS PER DETAIL.

B DIOR - HPV - PROPOSED SCHEMATIC DESIGN
E. STOREFRONT ELEVATION
 SCALE: 3/8"=1'-0"

DIOR
 158 HIGHLAND PARK WILCOX (GRADE 480), DALLAS, TX 75205

STOREFRONT ELEVATIONS

Date	Revised	FOR PERMIT
1/20/23		FOR PERMIT
02/07/23		FOR BID
02/07/23		BE ADDENDUM 02
02/07/23		BE ADDENDUM 03
02/07/23		BE ADDENDUM 04
02/07/23		BE ADDENDUM 05
04/04/23		BE ADDENDUM 06
04/04/23		BE ADDENDUM 07
07/04/23		PERMIT REVISION 01

Project No.: 2022 DIOR
 Scale: AS NOTED
 Drawn By: AG

Drawing Number

A-500.00
 SHEET # REV #

Excerpt from Shared Parking Model showing the impact of the Proposed Dior Café and the overall HPV parking demand projection.

		Casual Restaurant/ Café				OVERALL SHARED		OVERALL TRADITIONAL				
		1 1000 s.f. GLA		Traditional	Shared							
		Weekday	Weekend			Weekday	Saturday	Week-day	Saturday			
		39.17	33.89									
		100%	100%									
		59	51				2317	2562				
		36	26			1436	1281					
		Weekday Demand	Saturday Demand	Weekday Spaces	Saturday Spaces	Weekday Spaces	Saturday Spaces	Weekday Spaces	Saturday Spaces			
6 am		7%	3%	59	51	3	1	170	166	2,317	2,562	
		26%	10%	59	51	9	3	200	173	2,317	2,562	
		40%	31%	59	51	14	8	288	241	2,317	2,562	
		80%	44%	59	51	29	11	439	353	2,317	2,562	
		49%	53%	59	51	18	14	643	558	2,317	2,562	
		80%	100%	59	51	29	26	864	714	2,317	2,562	
	1 pm		96%	99%	59	51	35	25	954	850	2,317	2,562
			100%	77%	59	51	36	20	967	858	2,317	2,562
			82%	55%	59	51	30	14	963	893	2,317	2,562
			57%	49%	59	51	21	12	836	871	2,317	2,562
		53%	56%	59	51	19	14	828	821	2,317	2,562	
		25%	29%	59	51	9	7	935	897	2,317	2,562	
		2%	6%	59	51	1	2	887	850	2,317	2,562	
		2%	4%	59	51	1	1	889	857	2,317	2,562	
		1%	1%	59	51	-	-	949	880	2,317	2,562	
		0%	0%	59	51	-	-	830	699	2,317	2,562	
12 am		0%	0%	59	51	-	-	667	548	2,317	2,562	
		0%	0%	59	51	-	-	490	419	2,317	2,562	
		0%	0%	59	51	-	-	326	329	2,317	2,562	
		0%	0%	59	51	-	-			2,317	2,562	

Casual Rest/Café:(description adapted from ITE Land Use: 932 High-Turnover (Sit-Down) Restaurant): This land use consists of sit-down eating establishments with turnover rates of one hour or less. This type of restaurant is moderately priced and serves lunch and dinner, and may also be open for breakfast. These restaurants typically do not take reservations and typically, patrons are waited to be seated, served by a waiter/waitress, order from menus, and wait to pay after their meal. Some facilities are less formal and allow for patrons to purchase food at the counter and seat themselves within the establishment.

Site Map



