

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*

May 10, 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 4:00 p.m. on Tuesday, May 14, 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 six windows to the rear of Suite 32 (the old movie theater) and modify Building C & D to accommodate seven additional parking spaces at the northwest entrance of the property. Other amendments to the site plan related to use classification changes and tenant relocations. These items necessitate an amendment to the Site Plan for PD-1.

This request was referred to the Zoning Commission by the Town Council on April 23, 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.) staff presentation to zoning commission (iv.) proposed site plans (v.) suite modifications and use chart (vi.) parking model exhibit and (vii.) public hearing notice map (viii.) February 28, 2024 Zoning Commission Minutes.

The agenda, application, and meeting details are available on the Town's website [www.hptx.org](http://www.hptx.org) by clicking on the "Zoning Commission" webpage.

Feel free to contact me if you have any questions.

Sincerely,

Chelsey Gordon  
Assistant Director of Development Services  
[cgordon@hptx.org](mailto:cgordon@hptx.org)

cc: Will Beecherl, Mayor, via e-mail  
Tobin Maples, Town Administrator, via e-mail  
Susan Thomas, Town Attorney, via e-mail  
Steve Alexander, Assistant Town Administrator, via e-mail  
Joanna Mekeal, Town Secretary, via e-mail



**HIGHLAND PARK VILLAGE**

EST. 1931 | DALLAS, TX

May 10, 2024

Ms. Chelsey Gordan  
Town of Highland Park  
4700 Drexel Dr.  
Dallas, TX 75205

RE: Request for zoning approval for Dior Café, adding windows at Suite 32, Building C & D modifications to accommodate additional parking spaces at the northwest entrance

Dear Chelsey:

Please let this letter serve as Landlord's submission of a second zoning package with intention to be a companion case with the Dior Café application at a final Town Council meeting on or before June 4, 2024.

With the approval of the requested improvements, Highland Park Village agrees to a moratorium on future zoning requests for 9 months or completion of the new parking study results, whichever comes first. The shopping center may, however, replace tenants from time to time in the normal course of business where zoning cases are not required; which means the same or less demanding use.

This proposed zoning package includes Architectural design which accommodates seven (7) additional 45-degree angled parking spaces and is an upgrade of existing shell buildings to achieve the quality and character of the Historical Spanish Mission Architecture of Highland Park Village. New small water features, landscaping and brick pavers compliment the building Architecture and enhance the entrance arrival experience with a larger dimension between the buildings.

- Change(s) in use with this zoning request include the following:
  - Beretta (Suite 41) to be relocated within the Village and the existing Beretta space will change from Antique / Furniture Store to Designer Fashion. The relocation suite will change to Antique / Furniture Store of similar size.
  - James Perse (Suite 40) will be relocated, and the existing space will change from Retail Fashion to Designer Fashion.
  - Building D Level 2 Office space approximately 12,620 sf (maximum area depending upon tenant design and lease negotiations) of office change to Designer Fashion. A portion of the AG Hill office is planned to be relocated offsite.
  - Suite 31 – remains Designer Fashion and be combined with Suite 32. Carolina Herrera will be relocated to an existing Designer Fashion space.
  - Suite 33B - Yo! Lobster will close and the space will split and change from High Turnover/Restaurant Bar to Designer Fashion and/or Fine Jewelry. This space will not reopen as a restaurant. Part of the existing space will become part of Suite 32; Designer Fashion. The remaining area will become Fine Jewelry IF the lease is executed. Otherwise, the remaining area will become Designer Fashion.
  - Suite 34 - The former Reformation/current Agua Bendita space will change from Designer Fashion to Fine Jewelry IF the lease is executed. Otherwise, the space will remain Designer Fashion.
- Existing square footage = renovated square footage
  - Suites 32, 34, 40 total revisions net less 358 square footage change. Additional details are included on the attached exhibits. The current Nelson Nygaard parking model shows that the net less 358 square footage and change in use (restaurant to designer fashion and fine jewelry) decreases the modeled peak demand at Highland Park Village.
- Timeline – the schedule will be contingent upon lease negotiations and construction schedule potentially beginning in Fall 2025/Spring 2026.

To date, the Council has referred this zoning case to the Zoning Commission scheduled to meet on May 14, 2024. We request a special session is scheduled for the final council meeting to accommodate a deadline of June 4, 2024, for approval of this zoning request as it impacts the Christian Dior boutique. Opening is targeted this Fall 2024.

If you have any questions, please contact us at 214-443-9898.

Many Thanks,



Michelle Smith  
Development/Construction Manager

CC: Mark O'Briant, COO  
Joanne Clock, Assistant Property Manager  
Dallas Cothrum, Masterplan

THE TOWN OF

# Highland Park

TEXAS

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: 32, 34 and 40 Highland Park Village

### III. APPLICANT INFORMATION:

<u>Current Land Owner</u>		<u>Applicant or Agent of Owner</u>
<b>HP Village Partners, L.P.</b>	<i>Signature</i>	
_____	<i>Printed Name</i>	<b>Michelle R Smith</b>
_____	<i>Mailing Address</i>	<b>47 Highland Park Village,</b>
_____		<b>Suite 208</b>
_____		_____
_____	<i>Telephone Number</i>	<b>214-558-6830</b>
_____	<i>Fax Number</i>	_____
_____		_____

**IV. PROJECT INFORMATION:**  
(Complete all information)

Proposed Project Name (if applicable): Northwest corner update

Street Address of Project: 32, 34 and 40 Highland Park Village

Existing Zoning District: Planned Development

Proposed Zoning District (if applicable): See separate exhibits

Legal Description(s) of Project (Lot, Block, Addition): \_\_\_\_\_

**V. APPLICATION EXPLANATION (Please type or print legibly, or submit a detailed explanation in letter format):**

Letter dated 5.10.24 provides explanation.

Improvements to the architecture and addition of 7 parking spaces.



TOWN OF HIGHLAND PARK  
**Agenda Briefing**  
Zoning Commission Meeting  
May 14, 2024

Department: Development Services

Presenter: Chelsey Gordon

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## TITLE

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

## BACKGROUND

Highland Park Village (“Village”) is requesting amendments to the site plan for the existing planned development (PD-1). This submission is intended to be a companion to the zoning request for the Dior Café. The Zoning Commission recommended approval of the Dior Café zoning case at their February 28, 2024, meeting. In an effort to address existing parking challenges and concerns associated with the shared parking model, the Village requested to hold the item under advisement and postpone advancing their application to the Town Council.

Town Staff and representatives of the Village met to discuss and frame the next steps. During the meeting, representatives of the Village indicated consideration of the proposed amendments would be appreciated due to their existing business obligations. In this vein, the Village has agreed to a moratorium on future zoning requests as a condition of approval.

If the Zoning Commission advances a recommendation on this case, it will be scheduled for public hearing and consideration by the Town Council along with the Dior Café case that was previously held under advisement..

Façade and other site plan amendments for PD-1 include the following:

- Adding six windows to the rear of Suite 32 (the old movie theater).
- Modifying Building C & D to accommodate seven additional parking spaces at the northwest entrance of the property.

Tenant relocation and use classification amendments to the site plan include the following:

- Yo! Lobster will close and the space will split and change from High Turnover/Restaurant Bar to Designer Fashion and/or Fine Jewelry. This space will not reopen as a restaurant. Part of the existing space will become part of Suite 32, Designer Fashion. The remaining area will become Fine Jewelry if the lease is executed. Otherwise, the remaining area will become Designer Fashion. (3,078 sq. ft.)
- Relocating Beretta (Suite 41) within the Village and reclassifying Suite 41 from antique/furniture to designer fashion. (4,143 sq. ft.) Beretta’s new location suite will be reclassified to Antique/Furniture.(3,823 sq. ft.)
- Relocating James Perse (Suite 40) within the Village, and reclassifying Suite 40 from retail fashion to designer fashion. (1,164 sq. ft.)
- Building D Level 2 Office space approximately 12,620 sf (maximum area depending upon tenant design and lease negotiations) of office change to Designer Fashion. A portion of the AG Hill office is planned to be relocated offsite. Relocating Carolina Herrera (Suite 31) to an existing location currently classified as designer fashion space (5,056 sq. ft.) and combining Suite 31 and 32 with a use classification of designer fashion. (13,641 sq. ft.)

- Suite 34: The former Reformation/current Agua Bendita space will change from Designer Fashion to Fine Jewelry if the lease is executed. Otherwise, the space will remain Designer Fashion. (3,467 sq. ft.)

The Village anticipates that upon approval of these site amendments, lease negotiations and construction could begin in Fall of 2025/Spring 2026.

With the approval of the requested site plan amendments, the Village agrees to a moratorium on future zoning requests for nine months or adoption by Town Council of the new parking study results, whichever comes first. The shopping center may, however, replace tenants from time to time in the normal course of business where zoning cases are not required.

## RECOMMENDATION

Based on the current shared parking model, the required number of parking spaces available at the Village is more than the calculated parking demand, inclusive of the prior amendment for the proposed Dior café and these additional tenant relocations and reclassifications. As such, this proposal to PD-1 site plan meets or exceeds the current parking standard.

### Parking Space Inventory:

Location	Current Space Count	Proposed Space Count
Main Lot	496	503
North Lot	320	320
Underground Garage	171	171
Total	987	994

### Parking Demand Projection\*:

Use Category	Use Allocation	Proposed Use Allocation
Retail	419	418
Restaurant Café	284	284
Office	52	35
Services	60	60
Space Reserve	154	154
Total	969	951

\*The model identifies weekdays at 1:00 pm to be the overall peak time of the HPV.

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

- The use changes proposed become effective at the time the existing tenant leaves, closes or moves to another location within the Village.
- If any of the proposed tenant reclassifications are to change, including reverting back to previous classifications, the Village must submit a site plan amendment through the zoning amendment process.
- With the approval of the requested improvements, the Village agrees to a moratorium on future zoning requests for 9 months or Town Council adoption of the new parking study results, whichever comes first.

#### FINANCIAL IMPACT

None.

THE TOWN OF

*Highland Park*

# Zoning Commission Meeting



Town Hall

Tuesday, May 14, 2024

# I. Call to Order



## II. Consider and discuss a request from the Highland Park Village to amend the site plan for Planned Development Number 1.

- The current application is a companion application to the application related to the Christian Dior Café.
- The application proposes several amendments to Planned Development Number 1 (PD-1).
  1. Allow for six (6) windows on the back side of Building C Suite 32, the old moving theater.
  2. Modifying Building C & D to accommodate seven (7) additional parking spaces at the northwest entrance of the property.
  3. Place a moratorium on all future zoning requests until such time as new parking space requirements are established or nine (9) months expires from the date of final approval of the application.
  4. Approve proposed use category changes upon existing tenant departures/closures and/or upon completion of planned building modifications.

# Proposed Used Category Changes

Existing Tenant	Future Tenant	Existing Use Category	Future Use Category	Building	Current Suite #	Future Suite #	Existing SF	Future SF	HPV Slide #*
Rag & Bone	TBD	Retail Fashion	Antiques/ Furniture Store	C	25	25	3,119	3,119	No Construction
Vacant	TBD	Designer Fashion	Office and Services	C	30-201	30-201	1,254	1,254	No Construction
Carolina Herrera	Hermes	Designer Fashion	Designer Fashion	C	31	32	4,176	5,056	Slide 6
Ralph Lauren	Hermes	Retail Fashion	Designer Fashion	C	32	32	9,605	8,585	Slide 7
Yo! Lobster partial	Hermes	Hi Turnover/Bar	Designer Fashion	C	33B	32	3,122	44	Slide 6
Yo! Lobster partial	TBD	Hi Turnover/Bar	Fine Jewelry	C	33B	34		3,078	Slide 12
Reformation	TBD	Designer Fashion	Fine Jewelry	C	34	34	3,624	3,467	Slide 12
James Perse	TBD	Retail Fashion	Designer Fashion	D	40	40	1,804	1,164	Slide 17
Beretta Gallery Level 1	TBD	Antiques/Furniture Store	Designer Fashion	D	41	40	3,624	3,304	Slide 17
Beretta Gallery Level 2	TBD	Antiques/Furniture Store	Designer Fashion	D	41	40	519	519	Slide 17
HPV Management Offices	TBD	Office and Services	Designer Fashion	D	47-200	40	1,352	2,251	Slide 17
AG Hill Family Office partial	TBD	Office and Services	Designer Fashion	D	47-200	40	24,458	10,369	Slide 17
AG Hill Family Office partial	HPV Management Office	Office and Services	Office and Services	D	47-200	47-200		14,089	Slide 17
Hadleigh's	Carolina Herrera	Designer Fashion	Designer Fashion	F	70	72	719	719	No Construction
Madison	Carolina Herrera	Home Accessory/Furniture Store	Designer Fashion	F	74	72	1,145	1,145	No Construction
<b>Total</b>							58,521	58,163	
<b>Net reduction in available square footage</b>									(358)

\* Slide reference to the HPV Submittal Plans.

## Projected Impact to Parking:

Based on the 2014 Nelson/Nygaard shared parking model, the impact to the current parking model based on the current application is as follows:

Parking Space Inventory	Location	Current Space Count	Proposed Space Count
	Main Lot	496	503
	Underground Garage	320	320
	North Parking Lot	171	171
	Total	987	994

Parking Demand Projection*	Use Category	Current Use Allocation	Proposed Use Allocation
	Retail	419	418
	Restaurant Café	284	284
	Office	52	35
	Services	60	60
	Space Reserve	154	154
	Total	969	951

\*The model identifies weekdays at 1:00 pm to be the overall peak time of the HPV.

**PARKING RATES AND LAND USE INPUTS**

Prior to Dior Application					Impact of Dior Café Application		Impact of Current Application				
Land Use	Weekday Rate	Saturday Rate	Square Feet/Seats	Units	Square Feet/Seats	Tenant Change	Square Feet/Seats	Change in Square Feet/Seats	Tenant Change	Space Reclassification	Square Feet add (subtract)
Antique/ Furniture Store	5.31	7.24	4,143	square feet	4,143		3,119	(1,024)	Retailer Moving	To Designer Fashion	(1,024)
Bar/ Restaurant	0.48	0.47	624	Seats	624		504	(120)	Retailer Leaving	To Designer Fashion/Fine Jewelry	-
Beauty Retail	7.51	8.20	6,983	square feet	6,983		6,983	-			
Café	65.90	42.87	2,607	square feet							
Casual Restaurant/ Café	39.17	33.89		square feet	1,497	Dior Use Reclass	1,497	-			
Designer Fashion	2.56	3.93	112,281	square feet	113,777	Increase in space from reduction in Café' and Office Space	137,160	23,383	Increase in space resulting from reduction in other Use Categories and space modifications		23,383
Eyewear	28.63	22.90	524	square feet	524		524	-			
Fine Jewelry	4.93	3.49	14,311	square feet	14,311		20,856	6,545	Space Added - Vacant	Fine Jewelry	6,545
Home Accessory Furniture Store	9.81	13.09	4,682	square feet	4,682		3,537	(1,145)	Retailer Leaving	To Designer Fashion	(1,145)
Luxury Shoe and Handbag	18.88	22.21	4,755	square feet	4,755		4,755	-			
Restaurant	1.01	1.15	1,008	Seats	1,008		1,008	-			
Retail Fashion	5.43	5.75	37,073	square feet	37,073		22,545	(14,528)	Retailers Leaving	To Designer Fashion	(14,528)
Salon	8.63	9.11	3,063	square feet	3,063		3,063	-			
Tailor/ Services	23.45	18.91	3,112	square feet	3,112		3,112	-			
Office and Services	1.80		32,127	square feet	31,626	Office Space use change to Designer Fashion	21,159	(10,467)	HP Village Management to Leave (up to 12,620 square feet)	To Designer Fashion	(10,467)
<b>Total square foot</b>			<b>225,661</b>		<b>225,546</b>		<b>228,310</b>				2,764
<b>Total seats</b>			<b>1,632</b>		<b>1,632</b>		<b>1,512</b>		Conversion of Bar Restaurant to Fine Jewelry		(3,078)
									Conversion of Bar Restaurant to Designer Fashion		(44)
									Total Change in available square footage not attributed to Restaurants & Bar/Restaurants		(358)
Projected Demand @ Peak Time Weekday			979		969		951				
Projected Demand @ Peak Time Weekend			914		898		901				

Increase in Designer Fashion
1,110 Addition: Dior dropping from 2,607 to 1,497.
501 Addition: Office to DF.
(115) Drop: Overall reduction in available square footage.

Square footage use change from other categories to Designer Fashion	
Retail Fashion	(14,528)
Office Space	(10,467)
Home Accessory	(1,145)
Antique/Furniture	(365)

Square footage use change from other categories to Fine Jewelry	
Bar Restaurant	(3,122)
Antique/Furniture	(345)

## Recommendations:

Staff recommends approval of the zoning application based on the following conditions:

- With the approval of the requested improvements, Highland Park Village agrees to a moratorium on future zoning requests for 9 months or Adoption by Town Council of the new parking study results, whichever comes first.
- The use changes proposed become effective at the time the existing tenant leaves, closes or moves to another location within the HPV.

# Adjournment



THE TOWN OF

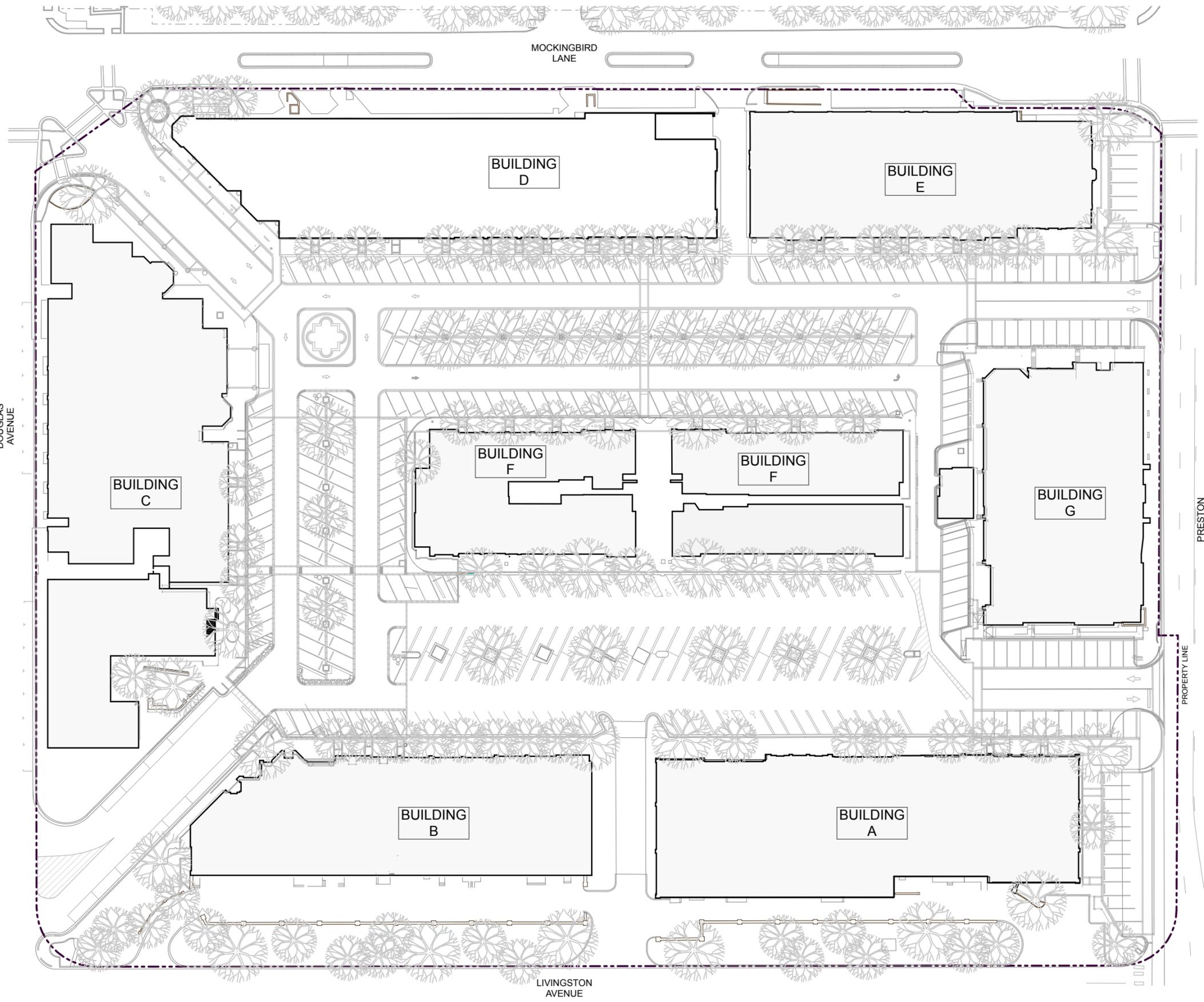
*Highland Park*



BUILDING C SUITE 32 FACADE, BUILDING C SUITE 34 SHELL,  
 BUILDING D SUITE 40 SHELL,  
 NORTHWEST DRIVE REMODEL  
 ZONING SUBMITTAL  
 04.11.24



**NOT FOR CONSTRUCTION**  
 NOT FOR REGULATORY APPROVAL,  
 PERMITTING, OR CONSTRUCTION



1 OVERALL SITE PLAN  
SCALE: 1/64" = 1'-0"



**NOT FOR CONSTRUCTION**  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

SUITE 40 SHELL  
SCOPE OF WORK AREA

NORTHWEST DRIVE  
SCOPE OF WORK AREA

SUITE 34 SHELL  
SCOPE OF WORK AREA

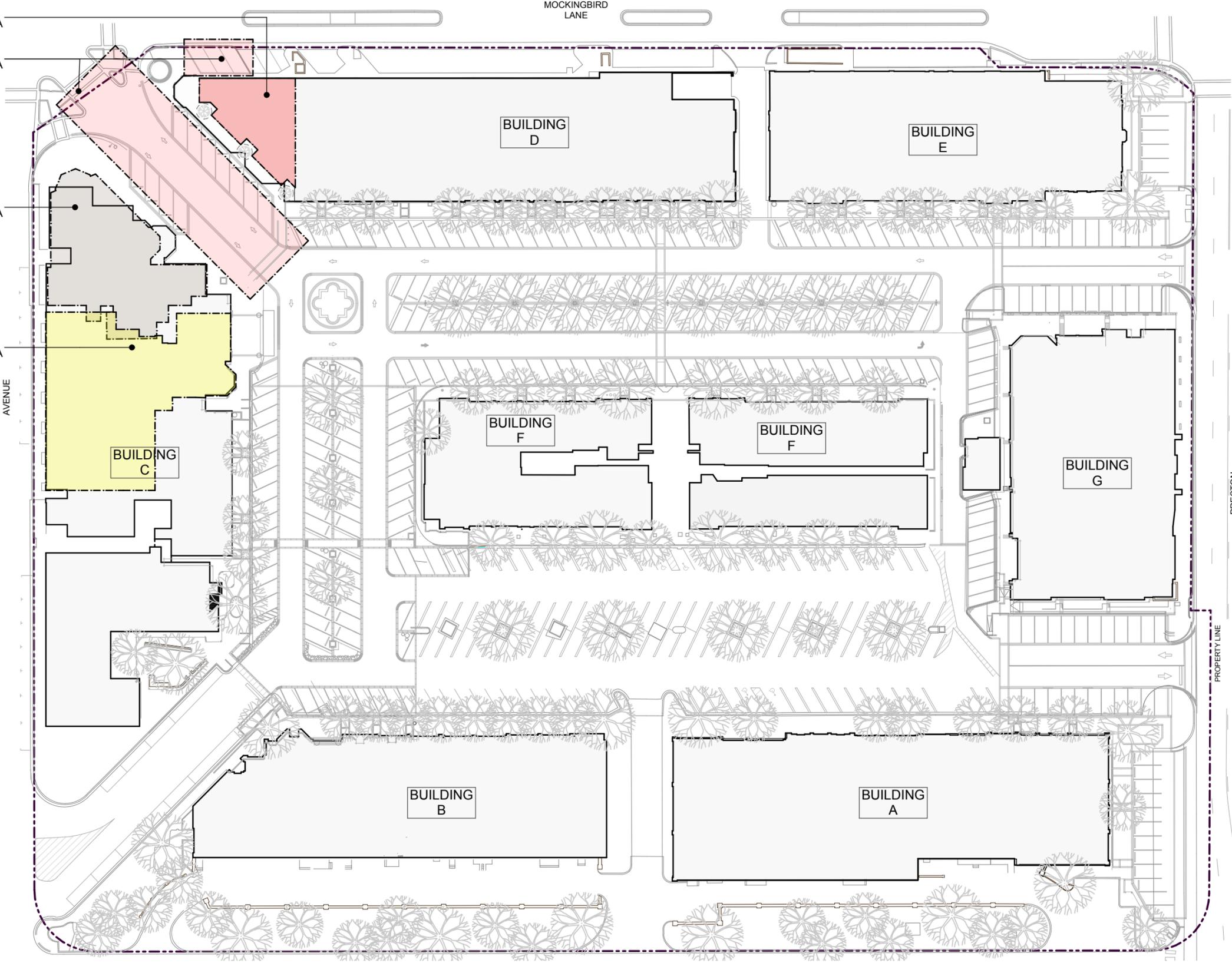
SUITE 32 FACADE  
SCOPE OF WORK AREA

DOUGLAS  
AVENUE

MOCKINGBIRD  
LANE

PRESTON  
ROAD

PROPERTY LINE



1 OVERALL SITE PLAN  
SCALE: 1/64" = 1'-0"



**NOT FOR CONSTRUCTION**  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION



# BUILDING C SUITE 32 FACADE



**HIGHLAND PARK VILLAGE**

EST. 1931 | DALLAS, TX

*First Name in Fashion*

**NOT FOR CONSTRUCTION**  
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PERMITTING, OR CONSTRUCTION



2

EXISTING AERIAL VIEW



1

EXISTING STREET VIEW

**NOT FOR CONSTRUCTION**  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

ISSUE:

ZONING SUBMITTAL 04.11.2024

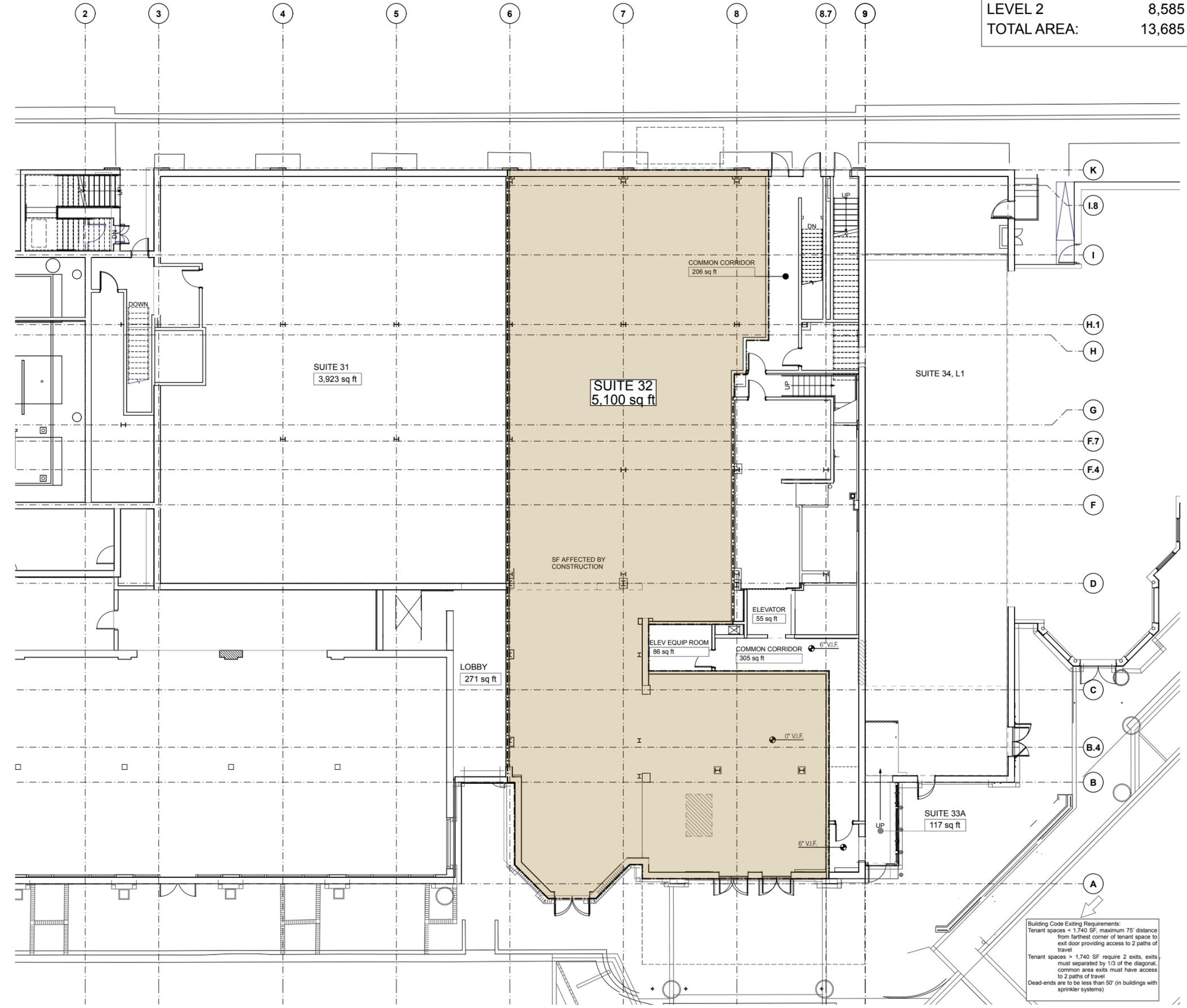
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1 PERSPECTIVE VIEW ALONG DOUGLAS AVE

**NOT FOR CONSTRUCTION**  
 NOT FOR REGULATORY APPROVAL,  
 PERMITTING, OR CONSTRUCTION.

LEVEL 1	5,100 SF
LEVEL 2	8,585 SF
TOTAL AREA:	13,685 SF

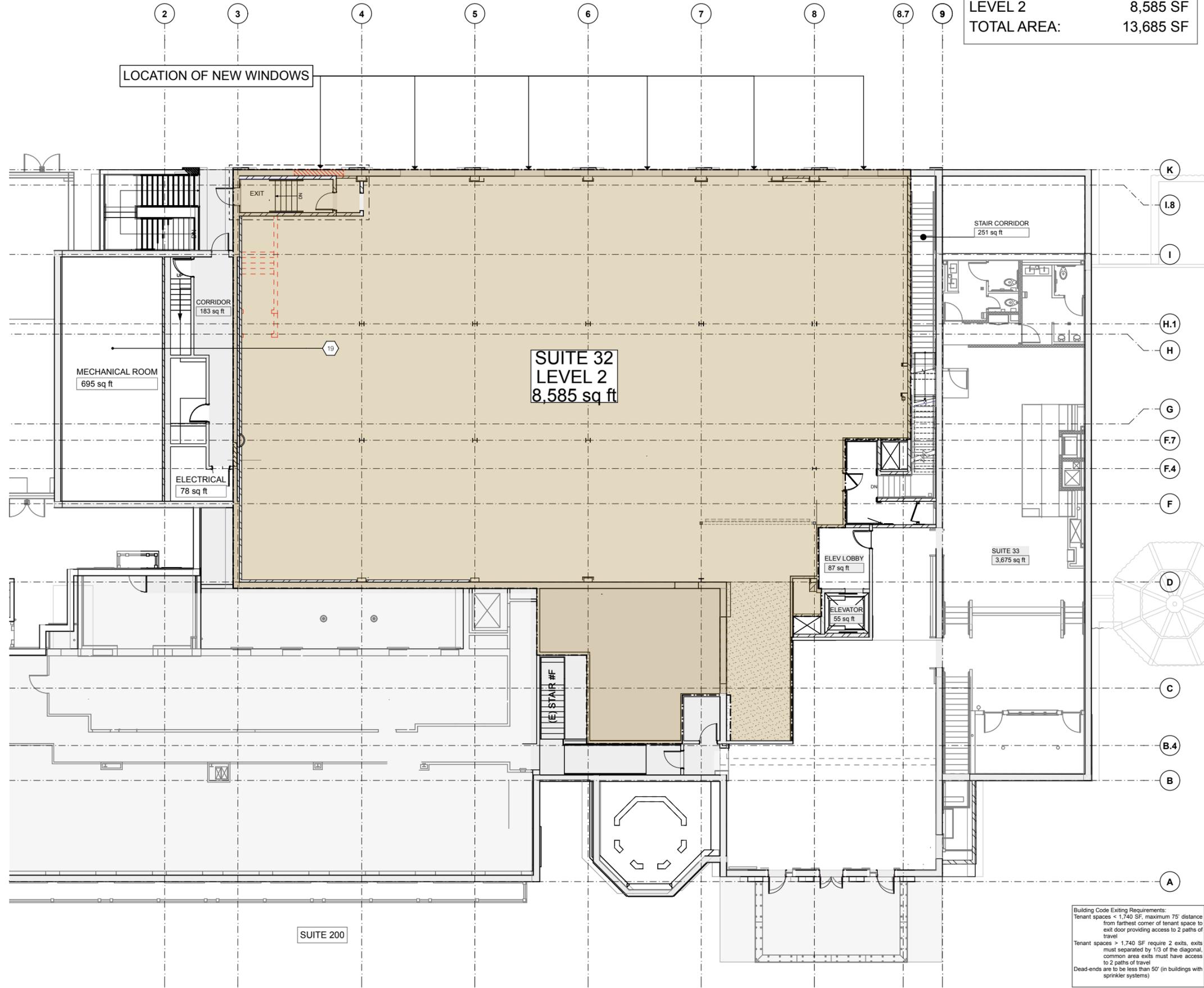


Building Code Exiting Requirements:  
 Tenant spaces < 1,740 SF: maximum 75' distance from farthest corner of tenant space to exit door providing access to 2 paths of travel.  
 Tenant spaces > 1,740 SF require 2 exits, exits must be separated by 1/3 of the diagonal, common area exits must have access to 2 paths of travel.  
 Dead-ends are to be less than 50' (in buildings with sprinkler systems)

1 LEVEL 1 LOD - SUITE 32  
 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION  
 NOT FOR REGULATORY APPROVAL,  
 PERMITTING, OR CONSTRUCTION

LEVEL 1	5,100 SF
LEVEL 2	8,585 SF
TOTAL AREA:	13,685 SF



SUITE 32  
LEVEL 2  
8,585 sq ft

MECHANICAL ROOM  
695 sq ft

ELECTRICAL  
78 sq ft

CORRIDOR  
183 sq ft

STAIR CORRIDOR  
251 sq ft

ELEV LOBBY  
87 sq ft

ELEVATOR  
55 sq ft

SUITE 33  
3,675 sq ft

SUITE 200

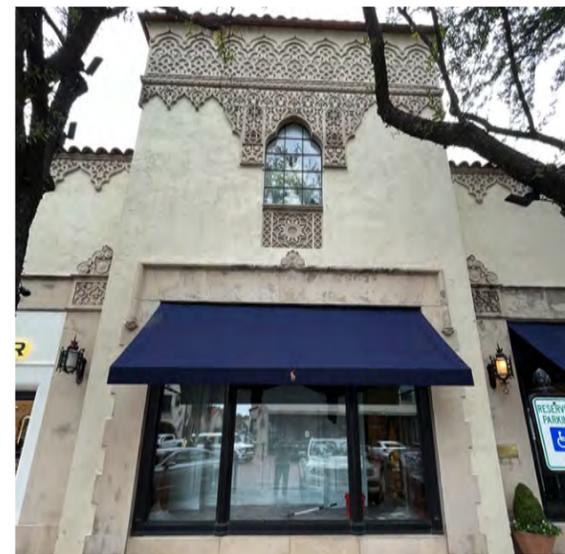
Building Code Exiting Requirements:  
Tenant spaces < 1,740 SF, maximum 75' distance from farthest corner of tenant space to exit door providing access to 2 paths of travel.  
Tenant spaces > 1,740 SF require 2 exits, exits must be separated by 1/3 of the diagonal, common area exits must have access to 2 paths of travel.  
Dead-ends are to be less than 50' (in buildings with sprinkler systems)

1 LEVEL 2 LOD - SUITE 32  
SCALE: 1/16" = 1'-0"

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PERMITTING, OR CONSTRUCTION



3 EXISTING PRECEDENT WINDOW



2 EXISTING PRECEDENT WINDOW



1 WEST ELEVATION (1/16" = 1'-0")

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NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION



# BUILDING C SUITE 34 SHELL



**HIGHLAND PARK VILLAGE**

EST. 1931 | DALLAS, TX

*First Name in Fashion*

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 PERMITTING, OR CONSTRUCTION

**HIGHLAND PARK VILLAGE**  
 EST. 1931 | DALLAS, TX  
*First Name in Fashion*

ZONING SUBMITTAL  
 BUILDING C SUITE 32 FACADE & SUITE 34 SHELL  
 BUILDING D SUITE 40 SHELL  
 NORTHWEST DRIVE UPDATE  
 47 HIGHLAND PARK VILLAGE  
 DALLAS, TEXAS 75203

ISSUE:  
 ZONING SUBMITTAL 04.11.2024

2401.00



2 EXISTING AERIAL VIEW



1 EXISTING STREET VIEW

NOT FOR CONSTRUCTION  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION



3 PERSPECTIVE VIEW - NORTHEAST

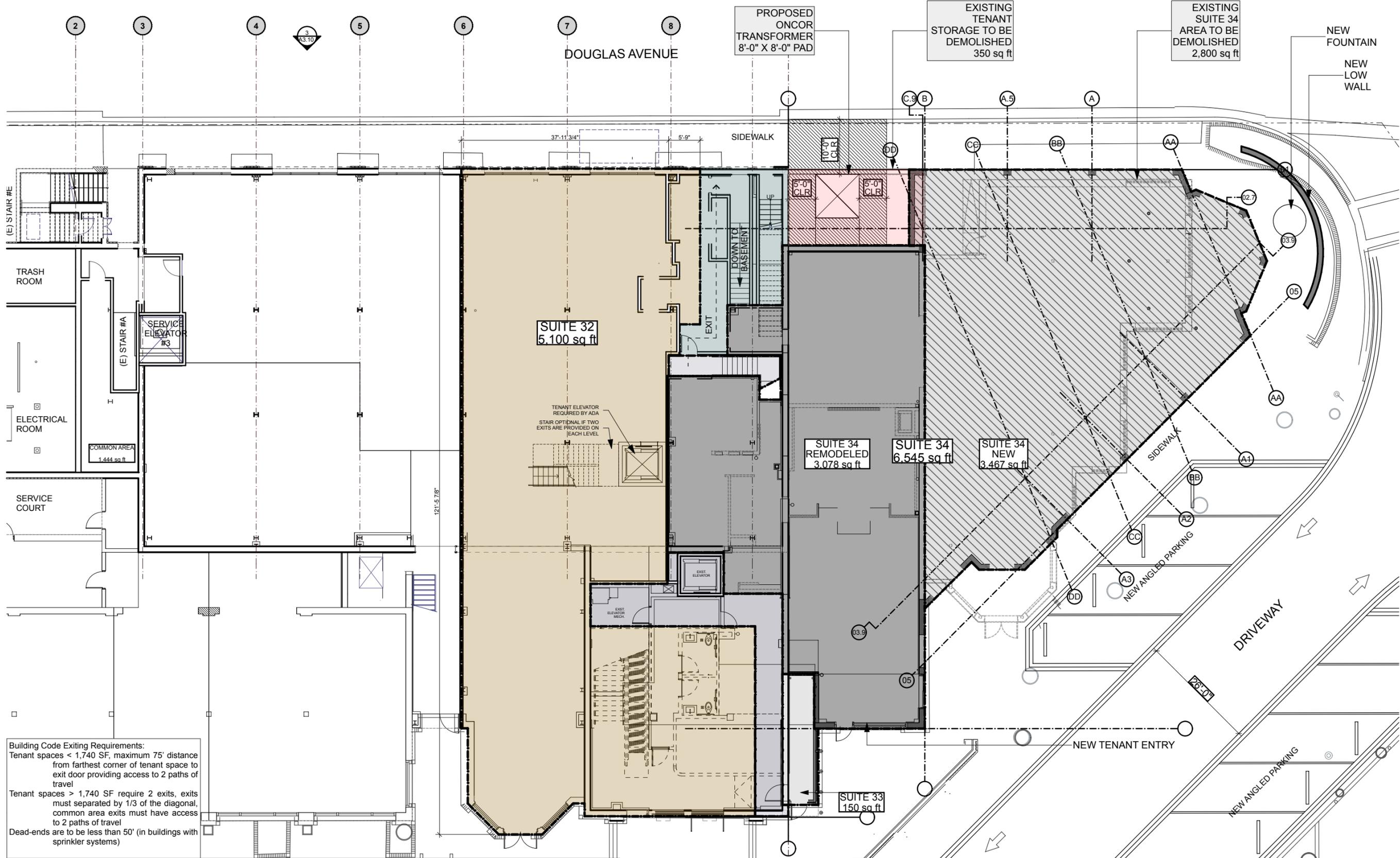


2 PERSPECTIVE VIEW - NORTHWEST



1 PERSPECTIVE VIEW - NORTHWEST

NOT FOR CONSTRUCTION  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION



**Building Code Exiting Requirements:**  
 Tenant spaces < 1,740 SF, maximum 75' distance from farthest corner of tenant space to exit door providing access to 2 paths of travel  
 Tenant spaces > 1,740 SF require 2 exits, exits must be separated by 1/3 of the diagonal, common area exits must have access to 2 paths of travel  
 Dead-ends are to be less than 50' (in buildings with sprinkler systems)

**NOTE: THIS PLAN IS DIAGRAMMATIC AND INTENDED ONLY FOR THE PURPOSE OF DEPICTING THE LEASED PREMISES. IT IS BASED ON CURRENT PHYSICAL DESIGN CONSTRAINTS, AND IS SUBJECT TO CHANGE. TENANT MUST VERIFY ALL DIMENSIONS AND ACTUAL LOCATIONS OF WALLS, COLUMNS, LEASE LINES, AND UTILITIES BEFORE COMMENCING DESIGN. DIMENSIONS SHOWN FOR THE LEASED PREMISES ARE MEASURED FROM THE EXTERIOR FACE OF ALL PERIMETER WALLS TO THE CENTERLINE OF ANY ADJACENT LEASE SPACE WALL, AND ARE ACCURATE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF. ALL ALCOVES, VESTIBULES, AND CORRIDORS WHICH EXIST FOR THE USE OF THIS SPACE ONLY, WILL BE INCLUDED IN THE LEASED PREMISES. TENANT CONSTRUCTION SHALL ADHERE TO ALL LOCAL CODES.**

AREA TO BE DEMOLISHED (BUILDING C):	3,150 SF	NEW (SUITE 34):	3,467 SF
SUITE 34 AREA TO BE RECONSTRUCTED:	3,467 SF	REMODELED (SUITE 34):	3,078 SF
NET SF GAIN (BUILDING C):	317 SF	TOTAL (SUITE 34):	6,545 SF

1 LEVEL 1 LOD - SUITE 34  
 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION  
 NOT FOR REGULATORY APPROVAL,  
 PERMITTING, OR CONSTRUCTION



③ WEST ELEVATION (1/16" = 1'-0")

← NEW | EXISTING →



② NORTH ELEVATION (1/16" = 1'-0")

← EXISTING | NEW →



① NORTHEAST ELEVATION (1/16" = 1'-0")

← EXISTING | NEW →

100'-0" T.O. FINISH FLOOR

140'-4" T.O. PROPOSED TOWER

130'-10" T.O. FINISH ROOF

NEW BALCONY

NEW JULIETTE WINDOW

TERRACOTTA TILE ROOF

CAST STONE

MOSAIC TILE

PAINTED PLASTER

GLASS + STEEL CLERESTORY WINDOWS

PAINTED WOOD SIDING

TENANT STOREFRONT

LOW WALL - CAST STONE

NOTE: EXISTING TOTAL BUILDING HEIGHT AT 33'-6" FT

NOT FOR CONSTRUCTION  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION



# BUILDING D SUITE 40 SHELL



**HIGHLAND PARK VILLAGE**

EST. 1931 | DALLAS, TX

*First Name in Fashion*

**NOT FOR CONSTRUCTION**  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

 **HIGHLAND PARK VILLAGE**  
EST. 1931 | DALLAS, TX  
*First Name in Fashion*

ZONING SUBMITTAL  
BUILDING C SUITE 32 FACADE & SUITE 34 SHELL  
BUILDING D SUITE 40 SHELL  
NORTHWEST DRIVE UPDATE  
47 HIGHLAND PARK VILLAGE  
DALLAS, TEXAS 75203

ISSUE:

ZONING SUBMITTAL 04.11.2024

2401.00

BUILDING D SUITE  
40 SHELL



2 EXISTING BUILDING VIEW



1 EXISTING BUILDING VIEW

**NOT FOR CONSTRUCTION**  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION



2 PERSPECTIVE VIEW - NORTH FACADE



1 PERSPECTIVE VIEW - NORTHWEST CORNER

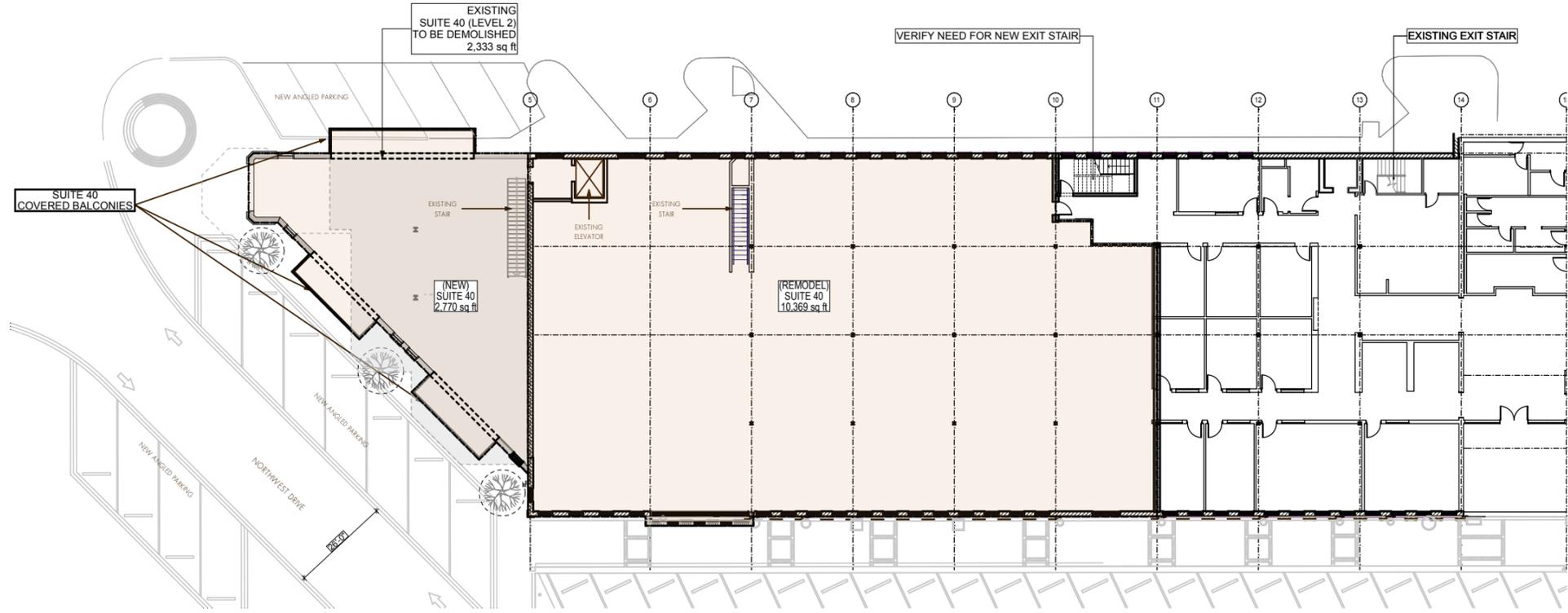
NOT FOR CONSTRUCTION  
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DEMO:  
 LEVEL 1: 3,142 SF  
 LEVEL 2: 2,333 SF  
 TOTAL: 5,475 SF

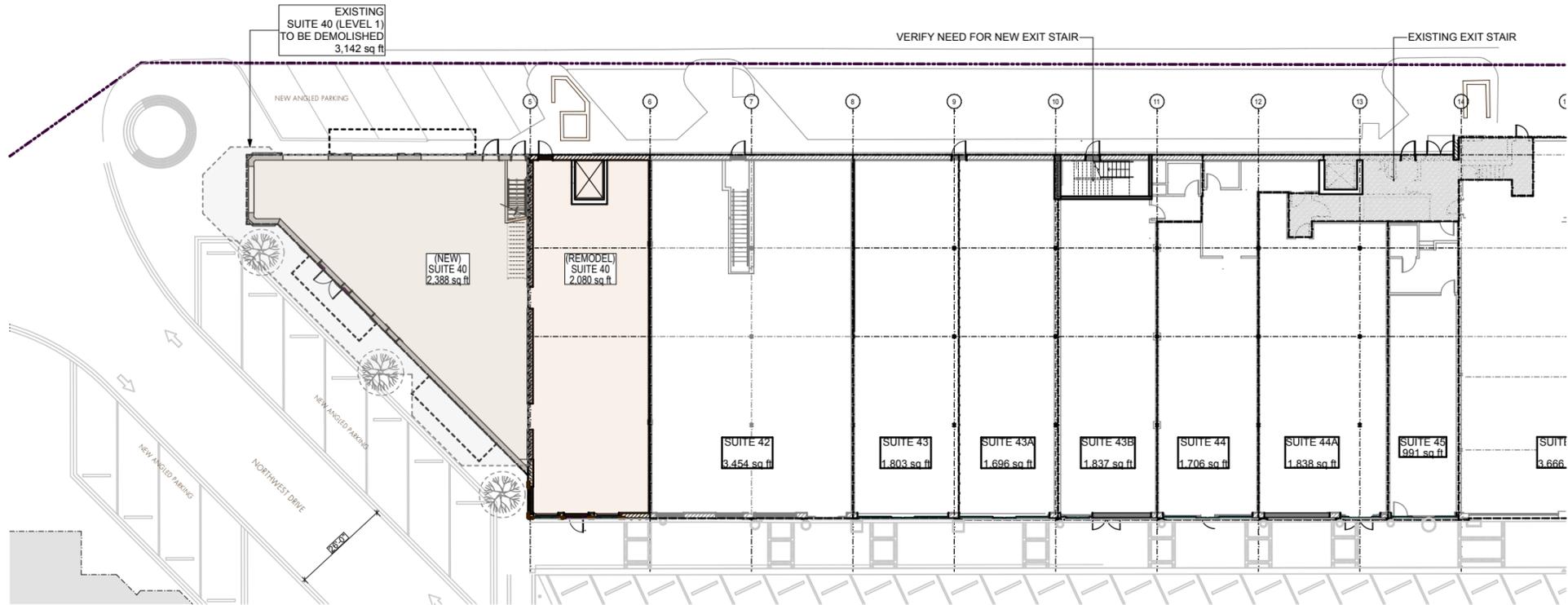
NEW:  
 LEVEL 1: 2,388 SF  
 LEVEL 2: 2,770 SF  
 TOTAL: 5,158 SF

REMODELED:  
 LEVEL 1: 2,080 SF  
 LEVEL 2: 10,369 SF  
 TOTAL: 12,449 SF

TOTAL: 17,607 SF



2 LEVEL 2 LOD - SUITE 40  
 SCALE: 1" = 30'



1 LEVEL 1 LOD - SUITE 40  
 SCALE: 1" = 30'

NOT FOR CONSTRUCTION  
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3 NORTH ELEVATION (1/16"=1'-0")

EXISTING NEW

NOTE: EXISTING TOTAL BUILDING HEIGHT AT 34'-0" FT



2 SOUTHWEST ELEVATION (1/16"=1'-0")

NEW EXISTING



1 WEST ELEVATION (1/16"=1'-0")

NEW EXISTING

NOT FOR CONSTRUCTION  
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 PERMITTING, OR CONSTRUCTION

SUITE 34

SUITE 34 EXISTING SHELL DEMO	3,150 SF
SUITE 34 NEW SHELL	3,467 SF
NET GAIN:	317 SF

SUITE 40

SUITE 40 EXISTING SHELL DEMO	5,475 SF
SUITE 40 NEW SHELL	5,158 SF
NET LOSS:	317 SF

HIGHLAND PARK VILLAGE

TOTAL EXISTING SHELL DEMO	8,625 SF
TOTAL NEW SHELL	8,625 SF
DELTA	0 SF

**NOT FOR CONSTRUCTION**  
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 PERMITTING, OR CONSTRUCTION



# NORTHWEST DRIVE REMODEL



**HIGHLAND PARK VILLAGE**

EST. 1931 | DALLAS, TX

*First Name in Fashion*

**NOT FOR CONSTRUCTION**  
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PERMITTING, OR CONSTRUCTION

 **HIGHLAND PARK VILLAGE**  
EST. 1931 | DALLAS, TX  
*First Name in Fashion*

ZONING SUBMITTAL  
BUILDING C SUITE 32 FACADE & SUITE 34 SHELL  
BUILDING D SUITE 40 SHELL  
NORTHWEST DRIVE UPDATE  
47 HIGHLAND PARK VILLAGE  
DALLAS, TEXAS 75203

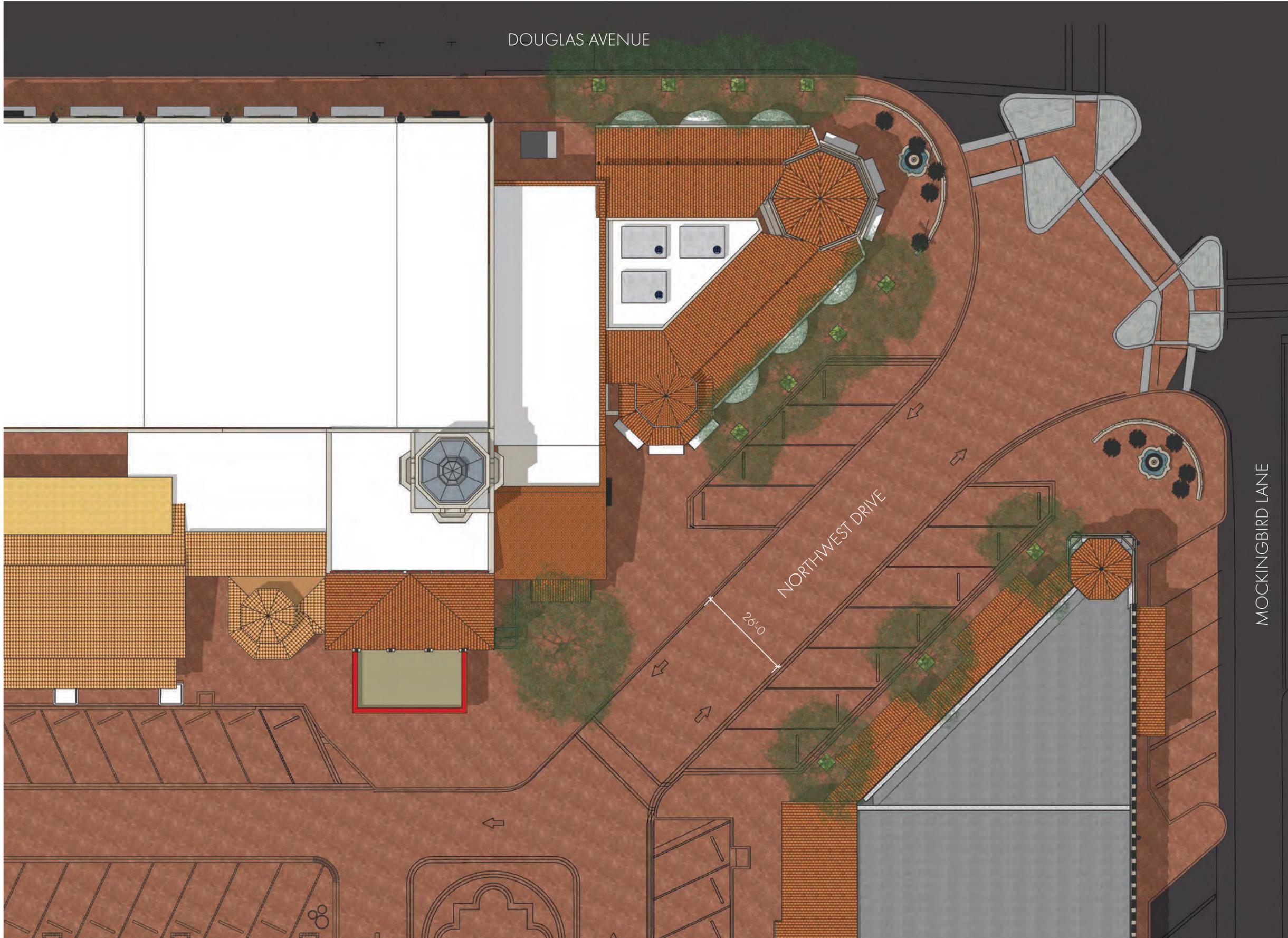
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ZONING SUBMITTAL 04.11.2024

2401.00



1 EXISTING AERIAL VIEW

**NOT FOR CONSTRUCTION**  
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 PERMITTING, OR CONSTRUCTION



DOUGLAS AVENUE

NORTHWEST DRIVE

MOCKINGBIRD LANE

26'-0"

PROPOSED SITE PLAN (1" = 20')



1

HALL ARCHITECTURE STUDIO  
3303 LEE PARKWAY 5TH FLOOR DALLAS, TEXAS 75219

**NOT FOR CONSTRUCTION**  
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**HIGHLAND PARK VILLAGE**  
EST. 1931 | DALLAS, TX  
*First Name in Fashion*

ZONING SUBMITTAL  
BUILDING C SUITE 32 FACADE & SUITE 34 SHELL  
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2401.00

Existing Tenant	Future Tenant	Existing Use Category	Future Use Category	Building	Current Suite #	Future Suite #	Existing SF	Future SF	HPV Slide #*
Rag & Bone	Beretta	Retail Fashion	Antiques/ Furniture Store	C	25	25	3,119	3,119	No Construction
Carolina Herrera	Hermes	Designer Fashion	Designer Fashion	C	31	32	4,176	5,056	Slide 6
Ralph Lauren	Hermes	Retail Fashion	Designer Fashion	C	32	32	9,605	8,585	Slide 7
Yo! Lobster partial	Hermes	Hi Turnover/Bar	Designer Fashion	C	33B	32	3,122	44	Slide 6
Yo! Lobster partial	TBD	Hi Turnover/Bar	Fine Jewelry	C	33B	34		3,078	Slide 12
Reformation	TBD	Designer Fashion	Fine Jewelry	C	34	34	3,624	3,467	Slide 12
James Perse	TBD	Retail Fashion	Designer Fashion	D	40	40	1,804	1,164	Slide 17
Beretta Gallery Level 1	TBD	Antiques/Furniture Store	Designer Fashion	D	41	40	3,624	3,304	Slide 17
Beretta Gallery Level 2	TBD	Antiques/Furniture Store	Designer Fashion	D	41	40	519	519	Slide 17
HPV Management Offices	TBD	Office and Services	Designer Fashion	D	47-200	40	1,352	2,251	Slide 17
AG Hill Family Office partial	TBD	Office and Services	Designer Fashion	D	47-200	40	24,458	10,369	Slide 17
AG Hill Family Office partial	HPV Management Office	Office and Services	Office and Services	D	47-200	47-200		14,089	Slide 17
Vacant	HPV Management Office	Designer Fashion	Office and Services	D	47-200	40	1,254	1,254	Slide 17
Hadleigh's	Carolina Herrera	Designer Fashion	Designer Fashion	F	70	72	719	719	No Construction
Madison	Carolina Herrera	Home Accessory/Furniture Store	Designer Fashion	F	74	72	1,145	1,145	No Construction
<b>Total</b>							58,521	58,163	
<b>Net reduction in available square footage</b>								(358)	

\* Slide reference to the HPV Submittal Plans.

**PARKING RATES AND LAND USE INPUTS**

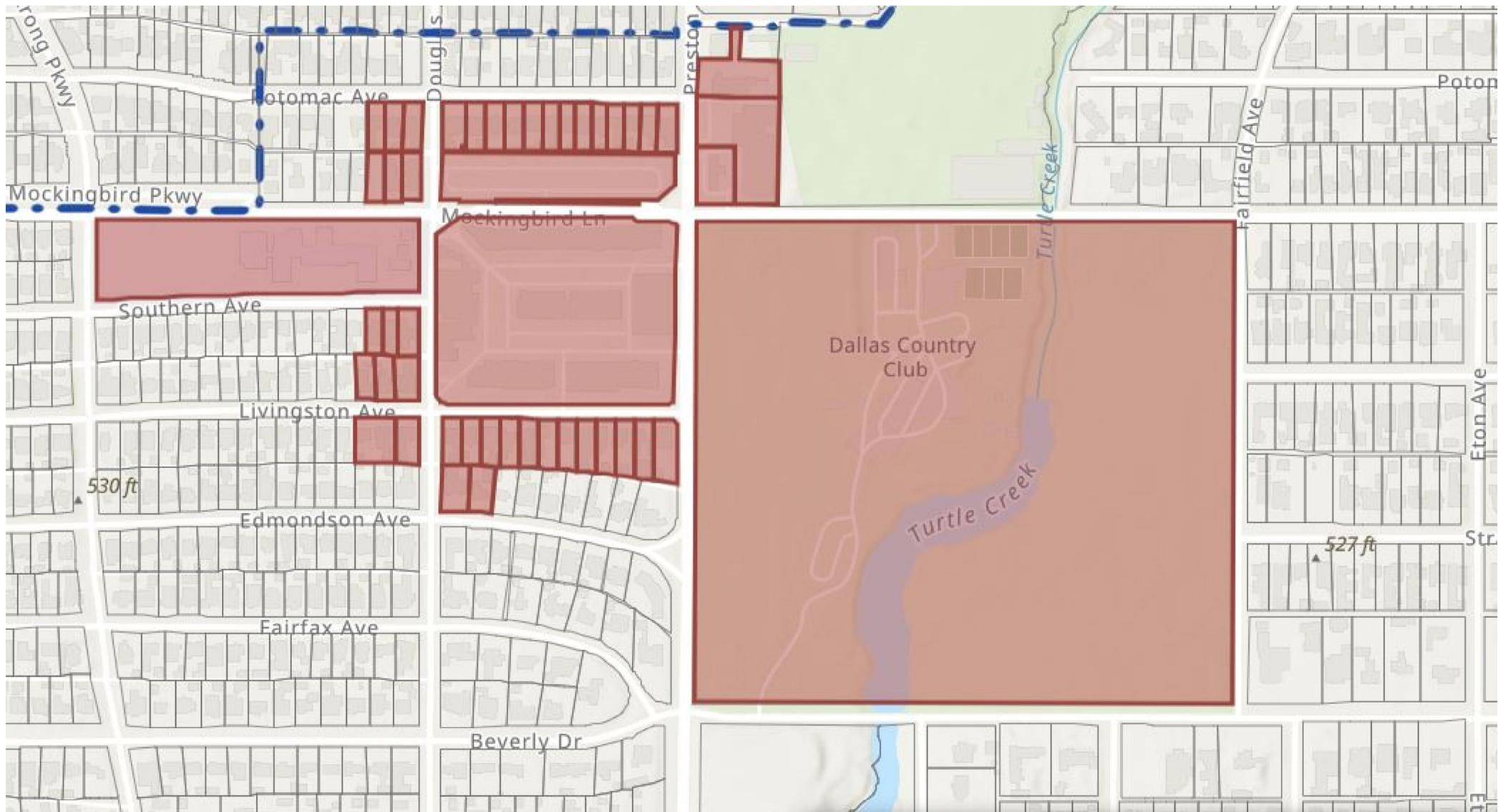
Prior to Dior Application					Impact of Dior Café Application		Impact of Current Application				
Land Use	Weekday Rate	Saturday Rate	Square Feet/Seats	Units	Square Feet/Seats	Tenant Change	Square Feet/Seats	Change in Square Feet/Seats	Tenant Change	Space Reclassification	Square Feet add (subtract)
Antique/ Furniture Store	5.31	7.24	4,143	square feet	4,143		3,119	(1,024)	Retailer Moving	To Designer Fashion	(1,024)
Bar/ Restaurant	0.48	0.47	624	Seats	624		504	(120)	Retailer Leaving	To Designer Fashion/Fine Jewelry	-
Beauty Retail	7.51	8.20	6,983	square feet	6,983		6,983	-			
Café	65.90	42.87	2,607	square feet							
Casual Restaurant/ Café	39.17	33.89		square feet	1,497	Dior Use Reclasp	1,497	-			
Designer Fashion	2.56	3.93	112,281	square feet	113,777	Increase in space from reduction in Café' and Office Space	137,160	23,383	Increase in space resulting from reduction in other Use Categories and space modifications		23,383
Eyewear	28.63	22.90	524	square feet	524		524	-			
Fine Jewelry	4.93	3.49	14,311	square feet	14,311		20,856	6,545	Space Added - Vacant	Fine Jewelry	6,545
Home Accessory Furniture Store	9.81	13.09	4,682	square feet	4,682		3,537	(1,145)	Retailer Leaving	To Designer Fashion	(1,145)
Luxury Shoe and Handbag	18.88	22.21	4,755	square feet	4,755		4,755	-			
Restaurant	1.01	1.15	1,008	Seats	1,008		1,008	-			
Retail Fashion	5.43	5.75	37,073	square feet	37,073		22,545	(14,528)	Retailers Leaving	To Designer Fashion	(14,528)
Salon	8.63	9.11	3,063	square feet	3,063		3,063	-			
Tailor/ Services	23.45	18.91	3,112	square feet	3,112		3,112	-			
Office and Services	1.80		32,127	square feet	31,626	Office Space use change to Designer Fashion	21,159	(10,467)	HP Village Management to Leave (up to 10,467 square feet)	To Designer Fashion	(10,467)
<b>Total square foot</b>			<b>225,661</b>		<b>225,546</b>		<b>228,310</b>				2,764
<b>Total seats</b>			<b>1,632</b>		<b>1,632</b>		<b>1,512</b>		Conversion of Bar Restaurant to Fine Jewelry		(3,078)
									Conversion of Bar Restaurant to Designer Fashion		(44)
									Total Change in available square footage not attributed to Restaurants & Bar/Restaurants		(358)
Projected Demand @ Peak Time Weekday			979		969		951				
Projected Demand @ Peak Time Weekend			914		898		901				

Increase in Designer Fashion
1,110 Addition: Dior dropping from 2,607 to 1,497.
501 Addition: Office to DF.
(115) Drop: Overall reduction in available square footage.

Square footage use change from other categories to Designer Fashion	
Retail Fashion	(14,528)
Office Space	(10,467)
Home Accessory	(1,145)
Antique/Furniture	(365)

Square footage use change from other categories to Fine Jewelry	
Bar Restaurant	(3,122)
Antique/Furniture	(345)

# 200 Ft. Noticing Map



MINUTES OF A MEETING OF THE ZONING COMMISSION OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TX, 75205 ON WEDNESDAY, FEBRUARY 28, 2024, AT 3:30 P.M. TO CONSIDER A REQUEST AND MAKE A RECOMMENDATION TO THE TOWN COUNCIL REGARDING THE ADDITION OF A 1497 SF CAFÉ, CATEGORIZED AS A CASUAL RESTAURANT UNDER THE SHARED PARKING MODEL, INSIDE SUITE E58 FOR CHRISTIAN DIOR.

Present at the meeting were Chair Margaret Keliher and Commission Members Brian Ficke, Rick Jones, Ralph Perry-Miller, and Carolyn Seay.

### ***I. CALL TO ORDER***

Madam Chair Keliher called the meeting to order and explained the procedure the Zoning Commission would follow in considering the request.

### ***II. MINUTES***

On a motion by Ralph Perry-Miller, seconded by Rick Jones, the Zoning Commission voted unanimously to approve the minutes of the meeting held on August 23, 2023.

### ***III. PUBLIC HEARING***

Hugh Pender, Director of Development Services, explained that this request is to add a 1497 square foot 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 on the second level's south side. The restaurant component is a new use to Suite E58, which increases the parking demand of the suite coupled with the exterior windows, necessitating an amendment to the Site Plan for PD-1. The request was referred by the Town Council to the Zoning Commission 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.

Mr. Pender explained that 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. 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 a Dior Café that is 1,497 square feet in its operations. 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. 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 four 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 1:00 p.m. 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.

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 occupied by 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: (1) the Starbucks lease space (G100-104) must be vacated prior to the Dior Café opening; (2) the Dior Café is considered an “accessory use” to the Dior Store (E58); (3) there shall be no outdoor seating or expansion of seating area beyond 41 allowed with the Dior Café; (4) 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; (5) the site plan amendment request under consideration does not include any modifications to the existing parking site plan; and (6) other conditions identified by the Zoning Commission.

Mr. Pender concluded the presentation of the proposed site plan and stated that the requisite notice of the meeting was mailed to 48 property owners within 200 feet of Highland Park Village, and on February 23, 2024, the agenda was posted on the bulletin boards at Town Hall.

Madam Chair Keliher asked for questions or comments from the Zoning Commission.

In response to a question raised by Commission Member Rick Jones, Mr. Pender explained that the new parking assessment study would be completed at a minimum of six months with updated data.

Madam Chair Keliher asked if the applicant wanted to make a presentation or add any comments.

Dallas Cothrum, representing Masterplan, stated that this request is to replace the approximately 3,000-square-foot Starbucks with 87 seats with a 1,497-square-foot accessory Dior Café with 41 seats. The Dior Café will not require more parking, there will not be more floor area dedicated to food and beverage, and there will not be another evening bar/restaurant. The Dior Café proposes 53 hours of weekly operation, whereas Starbucks was open 99 hours weekly. There will be no outdoor seating. Mr. Cothrum stated that the neighbor feedback that he has received clearly requested fewer restaurants and more parking. When comparing the Dior Café to the Starbucks, this change, along with shuttling employees from a remote location and valet, will help improve the parking issue.

In response to a question raised by Commission Member Ralph Perry-Miller, Mr. Cothrum confirmed that Highland Park Village would not open another restaurant until staff receives the new parking study.

Madam Chair Keliher asked if any letters in favor of the request were received, of which there were three.

Madam Chair Keliher asked if anyone in the meeting wished to speak in favor of the request, to which there were none.

Madam Chair Keliher asked if anyone in the meeting wished to speak in opposition of the request.

Tom Case, 4231 Potomac Avenue, stated that he has lived in his home for 39 years. Highland Park Village was a quiet place where children could play, but that has changed since it added more restaurants and bars. Mr. Case stated that he researched the Dior Café in Miami, and there is a 1-hour wait to get into the café. He requested that the Zoning Commission deny the request pending the parking study results to make a more realistic assessment.

David Gravelle, 4509 Livingston Avenue, stated that he has lived in his home for 45 years. The Highland Park Village has added more traffic volume to slender streets making it difficult to drive in the middle of parked vehicles on each side of the street.

Diana Waring, 4217 Potomac Avenue, requested that the Zoning Commission deny the request to add a café. Over the years, changes in the shopping center's character have created major problems for traffic, parking, noise, and safety in the neighborhood.

Paul Schoonover, 4304 Livingston Avenue, acknowledged Mr. Cothrum for managing the employee parking; however, people who look forward to the Dior Café and wait in line will contribute to the parking issue. The Dior Café cannot guarantee that parking will be better. The Highland Park Village parking demand far exceeds the parking supply.

Madam Chair Keliher asked if any letters in opposition of the request were received, to which Mr. Pender replied there were five letters in opposition.

Madam Chair Keliher thanked everyone for the letters and for speaking today.

The Zoning Commission Members deliberated.

On a motion made by Ralph Perry-Miller, seconded by Rick Jones, the Zoning Commission unanimously voted to amend the site plan of the Highland Park Village for the addition of the Dior Café with the following stipulations: the Starbucks lease space (G100-104) must be vacated prior to the Dior Café opening; there shall be no request to backfill the Starbucks lease space (G100-104) with another restaurant and/or café use; the Dior Café shall be an “accessory use” to the Dior Store (E58); there shall be no outdoor seating or expansion of the seating area beyond the 41 seats allowed with the Dior Café; there shall be no additional requests to establish a new club, restaurant, and/or café uses or requests to expand the existing club, restaurant, and/or café uses, or any other use that will result in a net increase in parking demand at Highland Park Village prior to the Town adopting new parking guidelines for the Highland Park Village; this site plan amendment does not include any modifications to the existing parking site plan; the square-footage for the Dior Café shall not exceed more than what is being requested (seating area = 950 sf and kitchen area = 547 sf); and the hours of operation for the Dior Café shall be limited to 10am-6pm Monday through Saturday and 12 noon-5pm on Sunday and no more than 53 total hours of operation per week.

Being no further items on the Agenda, Madam Chair Keliher asked for a motion to adjourn. On a motion by Brian Ficke, seconded by Rick Jones, the Zoning Commission voted unanimously to adjourn. The meeting was adjourned at 4:44 p.m.

APPROVED on this 14<sup>th</sup> day of May 2024.

BY:

Margaret Keliher  
Chair

ATTEST:

Chelsey Gordon  
Assistant Director of Development Services