

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, MAY 14, 2024, AT 4:00 P.M. TO CONSIDER A REQUEST AND MAKE A RECOMMENDATION TO THE TOWN COUNCIL REGARDING THE COMPANION ITEM TO PLANNED DEVELOPMENT NUMBER 1.

Present at the meeting were Chair Margaret Keliher and Commission Members Brian Ficke, Rick Jones, and Carolyn Seay. Ralph Perry-Miller was not in attendance.

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. PUBLIC HEARING

Chelsey Gordon, Assistant Director of Development Services, explained that this request is to amend the site plan for Planned Development Number 1 at Highland Park Village. This would add a companion application to the previously approved application for the Christian Dior Café. However, a hold was placed on the item due to parking concerns. In the interim, Town of Highland Park staff met with Highland Park Village regarding the issues, which resulted in the companion application.

Ms. Gordon explained the proposed amendments would include adding six (6) windows on the back side of Building C (Suite 32); modifying Building C and D to accommodate seven (7) additional parking spaces in the northwest entrance; place a moratorium on all future zoning requests until new parking requirements are established or nine (9) months have expired from the date of final approval of the application; and approve proposed use category changes on existing tenant departures/ closures, and/or completion of building modifications. Proposed use changes include office and restaurant spaces moving to high retail and jewelry.

In response to questions proposed by Madam Chair Keliher, Dallas Cothrum, who represents Masterplan, stated that the amendment, including the lease information, is being brought to the board now because they want to show a good-faith effort. With the approval of the Dior Café, there will be no outdoor seating, it will have a maximum of 41 seats, and will have limited hours of operation as compared to the previous tenant, Starbucks. By removing restaurants, such as Starbucks and YO! Lobster, this will increase parking. The space currently occupied by YO! Lobster will have either a fine fashion or high-end jeweler tenant in the next nine (9) months. This would reduce the level of use. Therefore, if the board approves the companion application, Highland Park Village would have to request approval to change the use of the spaces in the future.

Mr. Cothrum explained that there are plans to reduce the number of office spaces by roughly 7,000-10,000 square feet, which would make 30-35 parking spaces available. These spaces could be used as VIP shopping where an appointment is required.

In response to a question posed by Madam Chair Keliher, Steve Alexander, Assistant Town Administrator, explained that the Town of Highland Park and Highland Park Village views this

amendment as site changes and recommends the board take action on the items. Mr. Cothrum added that these changes are to balance the zoning for the Highland Park Village. With the remodel of the northwest entrance between Building C and D, this would increase the space from 63' 7" to 77' 10" and Building C would receive a cleaner presentation. These changes are within the site plan and are not a change of use request. For Building C, Suite 32, to become useable for retail, the old theater floor must be leveled and windows added. These changes and proposed use changes is an effort to compromise with surrounding neighbors by removing some of the restaurants.

In response to a question raised by Madam Chair Keliher, Michelle Smith from Highland Park Village, explained the moratorium has an estimated end date of March 4, 2025, but is dependent on when the final approval is given. In this nine (9) month period, Dior Café would open. Additionally, Rag and Bone will convert from fashion to retail furniture use. The permit and drawings will be submitted and will be under tenant construction. The vacant space will also have permits and drawings submitted and will be under construction. The Ralph Lauren space will have a permit submitted. Some of the YO! Lobster square footage will go to Hermes and a permit will be submitted and construction will start. Hadleigh's has already vacated, and Madison is currently being vacated. These spaces will become Carline Herrera and permits will be submitted and construction will start in the next nine (9) months. Reformation, James Perse, Beretta Gallery, and AG Hill will start construction in quarter three (3) of 2025.

In response to a question raised by Commission Member Rick Jones, Mr. Cothrum explained many of the parking issues will be solved with the type of retail that will be coming in versus the high turnover that accompanies restaurants, such as Starbucks.

Madam Chair Keliher asked if any letters in favor or opposition of the request were received, which Ms. Gordon replied there were none.

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

Paul Schoonover, 4304 Livingston Avenue, stated that he is under the impression that that the Town of Highland Park does not want the board to approve the companion application. Mr. Alexander clarified that the Town of Highland Park does want the approval of the companion application. Mr. Schoonover referred to the parking study done in 2014 which results shows the Highland Park Village was short 300 parking spaces. He stated that the results of the study are based on current use and not the proposed use. Therefore, he asks the board to table the companion application until a new study can be completed. He also requests the board uses the already established residence committee to hear what other ideas could be used in Highland Park Village.

Tom Case, 4231 Potomac Avenue, reiterates what Mr. Schoonover stated.

The resident at 4300 Livingston Avenue, agreed with Mr. Schoonover and does not understand why the board would approve Highland Park Village to continue if the impacts on parking are unknown.

The Zoning Commission Members deliberated.

On a motion made by Brian Ficke, seconded by Madam Chair Keliher and Rick Jones, the Zoning Commission unanimously voted to approve the amendment to add six (6) additional windows to

the backside of Building C, and modifying Building C and D to accommodate seven (7) additional parking spaces.

Madame Chair Keliher stated she would like to see the parking study before moving forward anymore. Mr. Cothorn asked for nine (9) months for an end date, which would allow time to communicate to current tenants of the upcoming changes. Mr. Alexander stated while a 12-month timeframe is preferred, they feel confident the study can be completed in nine (9) months, which was previously agreed upon. He also added that the adoption of the regulatory study stems from Council approval.

A motion was made to approve a 10-month moratorium for all future zoning requests until new parking space requirements are established. The Zoning Commission voted unanimously in favor.

A motion was made to approve the proposed category changes upon existing tenant departures and closures based on the conditions and recommendations made by Mr. Alexander. The motion was seconded by Brian Ficke, the Zoning Commission unanimously voted to approve. Mr. Alexander stated the Certificate of Occupancy would police the issue by ensuring that there are no adverse impacts on parking.

III. MINUTES

The Zoning Commission voted unanimously to approve the minutes of the meeting held on February 28, 2024.

IV. ADJOURN

Being no further items on the Agenda, Madam Chair Keliher asked for a motion to adjourn. The Zoning Commission voted unanimously to adjourn. The meeting was adjourned at 4:57 p.m.

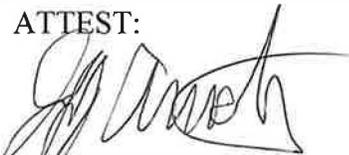
APPROVED on this 23rd day of January 2025.

BY:



Margaret Keliher
Chair

ATTEST:



Jeff Armstrong
Director of Community Development