

MAYOR
Margo Goodwin
--
MAYOR PRO TEM
David Dowler
--
TOWN COUNCIL MEMBERS
Jimmy Grisham
Marc Myers
Lydia Novakov
Craig Penfold
--
TOWN ATTORNEY
Matthew C.G. Boyle
--
TOWN JUDGE
Albert D. Hammack
--
LOCAL HEALTH AUTHORITY
Michael L. McCullough, M.D.



4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

TOWN ADMINISTRATOR
Bill Lindley
--
DIRECTOR OF PUBLIC SAFETY
Paul Sandman
--
DIRECTOR OF ADMINISTRATIVE SERVICES
&
CHIEF FINANCIAL OFFICER
Steven J. Alexander, CPA
--
DIRECTOR OF DEVELOPMENT SERVICES
Hugh Pender
--
DIRECTOR OF ENGINEERING
Lori Chapin, P.E.
--
TOWN SECRETARY
Joanna Mekeal

November 12, 2021

ZONING COMMISSION MEMBERS

Mrs. Margaret Keliher, Chair
Mrs. Alison Hunsicker
Mrs. Carolyn Seay
Mr. Rick Jones
Mr. Brian Ficke

(Transmitted via email & USPS)

Dear Member:

A public hearing is scheduled at 4:00 p.m. on Wednesday, November 17, 2021 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 3600 and 3606 Crescent Avenue into a single building site. The Lexington Trust is the landowner of these two adjacent properties. There are existing dwellings on each property. The homeowner plans to demolish the existing dwellings on both properties to make space available for the new residence. The new improvements will have a main residence, an accessory building, and a pool, and will be in compliance with all the required setbacks. 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 October 19 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 the notice mailed to property owners within 200 feet, the zoning applications, the site plans with property boundary, and a location map of the blocks.

Following your review of this information, please call me at 214-559-9410 (office) if you have questions.

Sincerely,

Kamil Miskowiec
Development Services Coordinator
kmiskowiec@hptx.org

Enclosures

cc: Margo Goodwin, Mayor (e-mail)
Bill Lindley, Town Administrator (e-mail)
Matthew C.G. Boyle, Town Attorney (e-mail)
Hugh Pender, Director of Development Services (e-mail)
Joanna Mekeal, Town Secretary (e-mail)

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.)

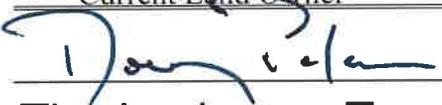
I. TYPE OF APPLICATION:

(please check one)

- Zoning Change / Amendment (Combined Building Site)
- Planned Development - New
- Planned Development - Amendment
- Platting (Replat)

II. ADDRESS OF PROJECT: 3600/3606 Crescent Ave.

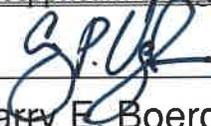
III. APPLICANT INFORMATION:

Current Land Owner


 The Lexington Trust

 3517 Lexington Ave.

 Dallas, TX 75205

Applicant or Agent of Owner
 CRAIG P. VAUGHN

 Larry E. Boerder Architects

 Mailing Address 4809 Cole Ave., Suite 250

 Dallas, TX 75205

 Telephone Number 214 559 2285

 Fax Number _____

IV. PROJECT INFORMATION:
(Complete all information)



Proposed Project Name (if applicable): _____

Street Address of Project: 3600 Crescent Ave., 3606 Crescent Ave.

Existing Zoning District: "C" One-Family Residence District

Proposed Zoning District (if applicable): _____

Legal Description(s) of Project (Lot, Block, Addition): Lot 6 and Lot 7 and a part of Lot 8, Block 6 to Lot 7R, Block 6, Highland Park First Installment, an addition to the Town of Highland Park.

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

The applicant requests to combine the two properties of 3600 Crescent Avenue and 3606 Crescent Avenue. They applicant, The Lexington Trust, is the landowner of these two adjacent properties. Currently, a dwelling exists on each of the two properties. The applicant intends to demolish the existing dwelling on 3606 Crescent Avenue this year (2021) and the dwelling on 3600 Crescent Avenue the following year (2022). Larry E. Boerder Architects has been engaged to design a new residence and accessory structure(s) for the combined lot which utilizes the specific zoning setbacks and coverage regulations for combined lots.

LARRY E. BOERDER
ARCHITECTS

September 30, 2021

The Town of Highland Park
Attn: Development Services
4700 Drexel Drive

To whom it may concern,

We act on behalf of the landowner, The Lexington Trust, to whom we provide architecture services. It is the intent of the landowner, to combine the two properties of 3600 Crescent Avenue and 3606 Crescent Avenue. The Lexington Trust is the landowner of these two adjacent properties. Currently, a dwelling exists on each of the two properties. The landowner intends to demolish the single-family residence at 3606 Crescent Avenue with ample time before the December 7, 2021 Town Council meeting, after a demolition permit approval is received from the Town of Highland Park. The landowner understands that the demolition of the residence at 3606 Crescent Avenue is a requirement of the re-platting and lot-combination process. Below is the anticipated timeline of the re-plat and lot combination.

- Submission – on September 30th
- Town Council – Tuesday, October 19th at 8am
- Zoning Commission – Wednesday, November 24th at 4pm (or earlier)
- Demolition of main residence at 3606 Crescent Avenue – completion by December 7th.
- Town Council – Tuesday, December 7th at 8am

In respect of the composition of the trustees of The Lexington Trust, please note that at present the deeds to the property state that the property is owned by The Lexington Trust, with Lisa R. Newman, as trustee. Since the deeds were executed, Ms. Newman has resigned as trustee, with the sole trustees now Doug and Gwen Parker. Please find attached, a letter from Ms. Newman confirming this change.

Thank you,



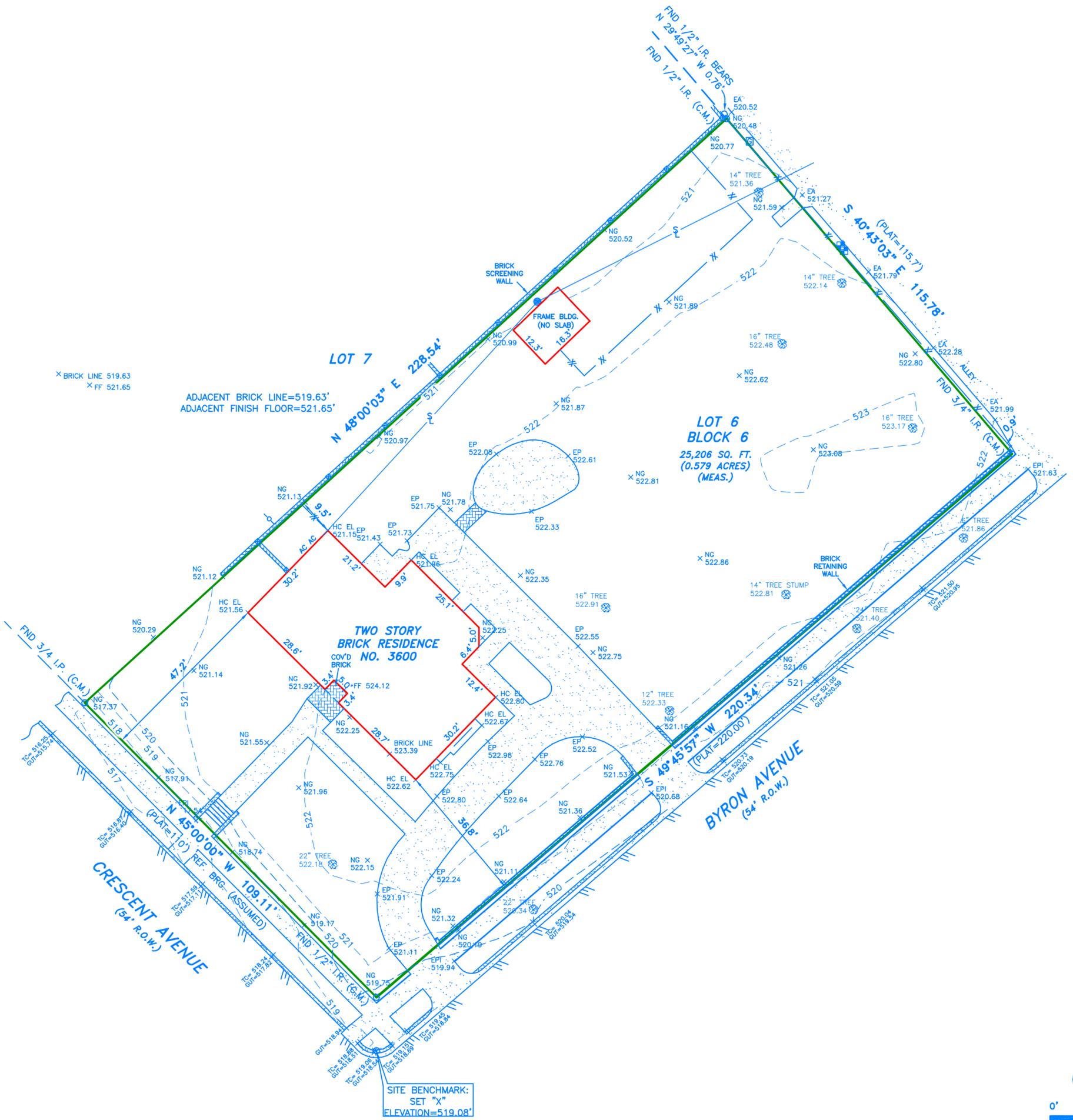
Craig P. Vaughn

Architect

Larry E. Boerder Architects

SURVEY PLAT

LOT 6 IN BLOCK 6, OF HIGHLAND PARK, FIRST INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 209, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



ADDRESS: 3600 CRESCENT AVENUE

NOTE:

- 1) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 2) ALL ELEVATION SHOWN HEREON ARE RELATIVE THE TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENT NO. 106.

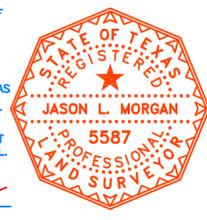
FLOOD STATEMENT:

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.

CERTIFIED TO: LEB ARCHITECTS

DATE: 03/04/2021 JOB NO.:21-02-034

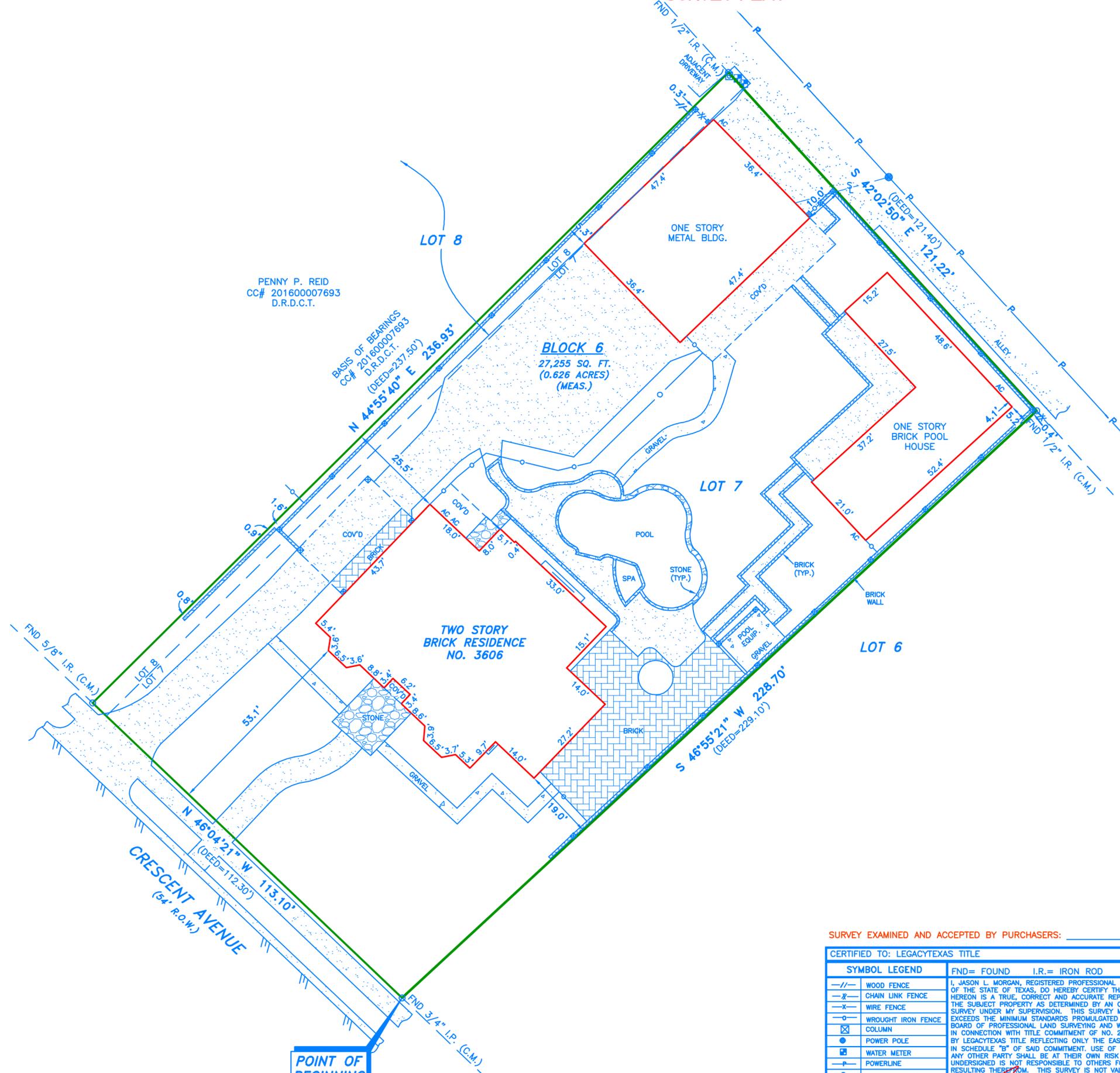
SYMBOL LEGEND	FND= FOUND I.R.= IRON ROD I.P.= IRON PIPE ESMT.= EASEMENT B.L.= BUILDING LINE (C.M.)= CONTROL MONUMENT
--- WOOD FENCE	I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
-X- CHAIN LINK FENCE	
-X- WIRE FENCE	
-O- WROUGHT IRON FENCE	
□ COLUMN	
● POWER POLE	
■ WATER METER	
— POWERLINE	
-S- OVERHEAD SERVICE LINE	
⊞ TRANSFORMER AND PAD	
⊞ GAS METER	
/// ASPHALT SURFACE	
□ CONCRETE	
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

'SURVEY PLAT'



PENNY P. REID
CC# 201600007693
D.R.D.C.T.

BASIS OF BEARINGS
CC# 201600007693
D.R.D.C.T.
(DEED=237.50)
N 44°55'40" E 236.93'

BLOCK 6
27,255 SQ. FT.
(0.626 ACRES)
(MEAS.)

PROPERTY DESCRIPTION:

BEING ALL OF LOT 7 AND A PART OF LOT 8, IN BLOCK 6, OF THE FIRST INSTALLMENT OF HIGHLAND PARK, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 209, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO PATRICK B. SHELBY AND WIFE, BONNIE G. SHELBY, OF RECORD IN VOLUME 2004102, PAGE 3179, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF CRESCENT AVENUE (54' RIGHT-OF-WAY), AT THE MOST SOUTHERN CORNER OF SAID LOT 7 AND BEING THE MOST WESTERN CORNER OF LOT 6;

THENCE NORTH 46°04'21" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CRESCENT AVENUE, A DISTANCE OF 113.10 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST WESTERN CORNER OF SAID SHELBY TRACT, SAME BEING THE MOST SOUTHERN CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO PENNY P. REID, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201600007693, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 44°55'40" EAST ALONG THE COMMON LINE OF SAID SHELBY TRACT AND SAID REID TRACT, A DISTANCE OF 236.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF SAID SHELBY TRACT AND THE MOST EASTERN CORNER OF SAID REID TRACT, IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AN ALLEY;

THENCE SOUTH 42°02'50" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 121.22 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN CORNER OF SAID LOT 7 AND THE MOST NORTHERN CORNER OF SAID LOT 6;

THENCE SOUTH 46°55'21" WEST ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 7, A DISTANCE OF 228.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27,255 SQUARE FEET OR 0.626 ACRES OF LAND.



ADDRESS: 3606 CRESCENT AVENUE

NOTE:
(P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

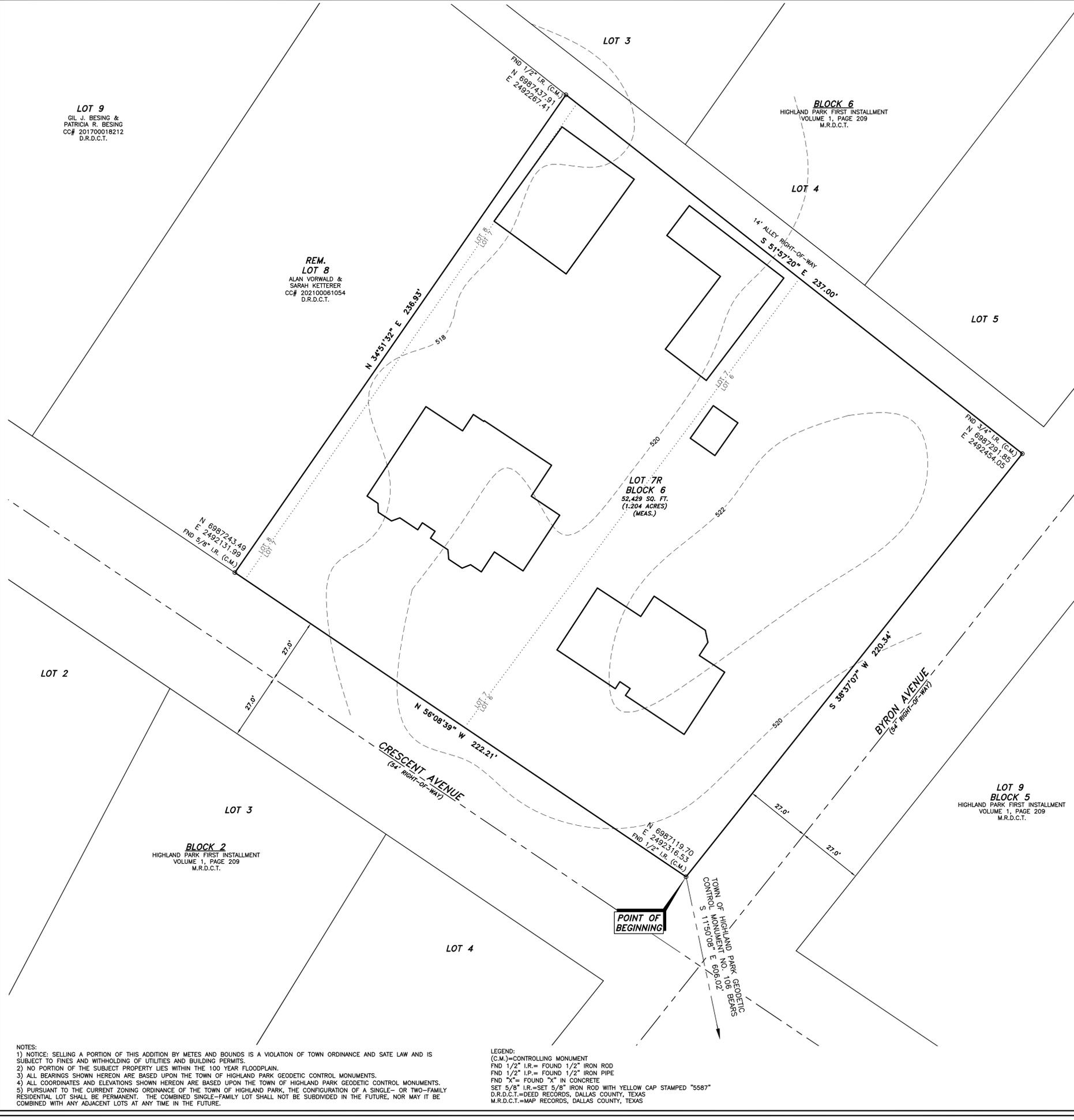
FLOOD STATEMENT:
ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480178 0335K, DATED 07/07/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____ DATE: _____

CERTIFIED TO: LEGACYTEXAS TITLE		GF#:212606	DATE: 06/01/2021	JOB NO.:21-05-078				
SYMBOL LEGEND	FND= FOUND	I.R.= IRON ROD	I.P.= IRON PIPE	ESMT.= EASEMENT				
WOOD FENCE	B.L.= BUILDING LINE	(C.M.)= CONTROL MONUMENT						
CHAIN LINK 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 GF NO. 212606 PROVIDED BY LEGACYTEXAS TITLE, 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.							
WIRE FENCE								
WROUGHT IRON FENCE								
POWER POLE								
WATER METER								
POWERLINE								
OVERHEAD SERVICE LINE								
TRANSFORMER AND PAD								
GAS METER								
ASPHALT SURFACE								
CONCRETE								
					JASON L. MORGAN TXRPLS 5587			

Global Land Surveying, Inc.
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

GLOBAL LAND SURVEYING, INC.
P.O. BOX 280369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, LISA R. NEWMAN, TRUSTEE OF THE LEXINGTON TRUST, IS THE OWNER OF 2 TRACTS OF LAND DESCRIBED IN DEEDS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 20190142424 AND COUNTY CLERK'S FILE NUMBER 202100211549, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF LOTS 6 AND 7, AND A PART OF LOT 8, OF HIGHLAND PARK, FIRST INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 209, 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 ROD FOUND FOR CORNER AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF BYRON AVENUE (54' RIGHT-OF-WAY) WITH THE NORTHEAST RIGHT-OF-WAY LINE OF CRESCENT AVENUE (54' RIGHT-OF-WAY), AT THE MOST SOUTHERN CORNER OF SAID LOT 6, FROM WHICH THE TOWN OF HIGHLAND PARK GEODETIC CONTROL MONUMENT NO. 106 BEARS SOUTH 11°50'08" EAST, A DISTANCE OF 606.02 FEET;

THENCE NORTH 56°08'39" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CRESCENT AVENUE, A DISTANCE OF 222.21 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE MOST WESTERN CORNER OF SAID NEWMAN TRACT, SAME BEING THE MOST SOUTHERN CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ALAN VORWALD AND SARAH KETTERER, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202100061054, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 34°51'32" EAST ALONG THE COMMON LINE OF SAID NEWMAN TRACT AND SAID VORWALD AND KETTERER TRACT, A DISTANCE OF 236.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERN CORNER OF SAID VORWALD AND KETTERER TRACT AND THE MOST EASTERN CORNER OF SAID NEWMAN TRACT AND BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF A 14 FOOT ALLEY;

THENCE SOUTH 51°57'20" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 237.00 TO A 3/4" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN CORNER OF SAID LOT 6, IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID BYRON AVENUE;

THENCE SOUTH 38°37'07" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID BYRON AVENUE, A DISTANCE OF 220.34 FEET TO THE PLACE OF BEGINNING AND CONTAINING 52,429 SQUARE FEET OR 1.204 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT LISA R. NEWMAN, TRUSTEE LEXINGTON TRUST THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED HEREIN DO HEREBY ADOPT THIS REPLAT OF PART OF ALL OF LOT 6 AND LOT 7 AND A PART OF LOT 8, BLOCK 6, OF HIGHLAND PARK, FIRST INSTALLMENT TO LOT 7R, BLOCK 6, HIGHLAND PARK, FIRST INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, AND DO 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.

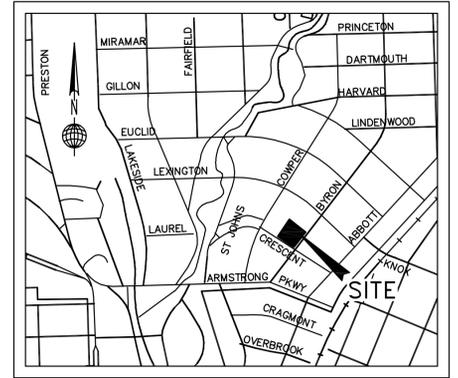
WITNESS OUR HANDS AT _____, TEXAS, THIS THE ____ DAY OF _____, 2021.

OWNER: LEXINGTON TRUST
BY: LISA R. NEWMAN
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 LISA R. NEWMAN, TRUSTEE LEXINGTON TRUST, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES: _____



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 _____, 2021.
RELEASED 09/20/2021 FOR REVIEW PURPOSES ONLY NOT TO BE RECORDED FOR ANY REASON
JASON L. MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5587

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON L. MORGAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

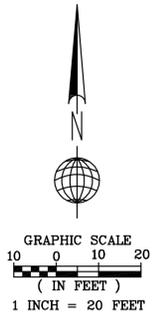
APPROVED THIS ____ DAY OF _____, 2021, BY THE TOWN COUNCIL OF THE TOWN OF HIGHLAND PARK, TEXAS.

MARGO GOODWIN
MAYOR, TOWN OF HIGHLAND PARK, TEXAS

JOANNA MEKEAL
TOWN SECRETARY, TOWN OF HIGHLAND PARK, TEXAS

**REPLAT OF
LOT 6 AND LOT 7
AND A PART OF LOT 8
BLOCK 6
TO
LOT 7R, BLOCK 6
HIGHLAND PARK FIRST INSTALLMENT
AN ADDITION TO THE
TOWN OF HIGHLAND PARK, TEXAS**

ADDRESS: 3600 CRESCENT AVENUE



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) 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.

LEGEND:

(C.M.)=CONTROLLING MONUMENT
FND 1/2" I.R.= FOUND 1/2" IRON ROD
FND 1/2" I.P.= FOUND 1/2" IRON PIPE
FND "X" = FOUND "X" IN CONCRETE
SET 5/8" I.R.=SET 5/8" IRON ROD WITH YELLOW CAP STAMPED "5587"
D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.=MAP RECORDS, DALLAS COUNTY, TEXAS

SEPTEMBER, 2021

OWNER:
LISA R. NEWMAN
TRUSTEE OF LEXINGTON TRUST
16475 DALLAS PKWY. SUITE 395
ADDISON, TEXAS 75001

SCALE: 1" = 20'

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

JOB NO. 21-08-085

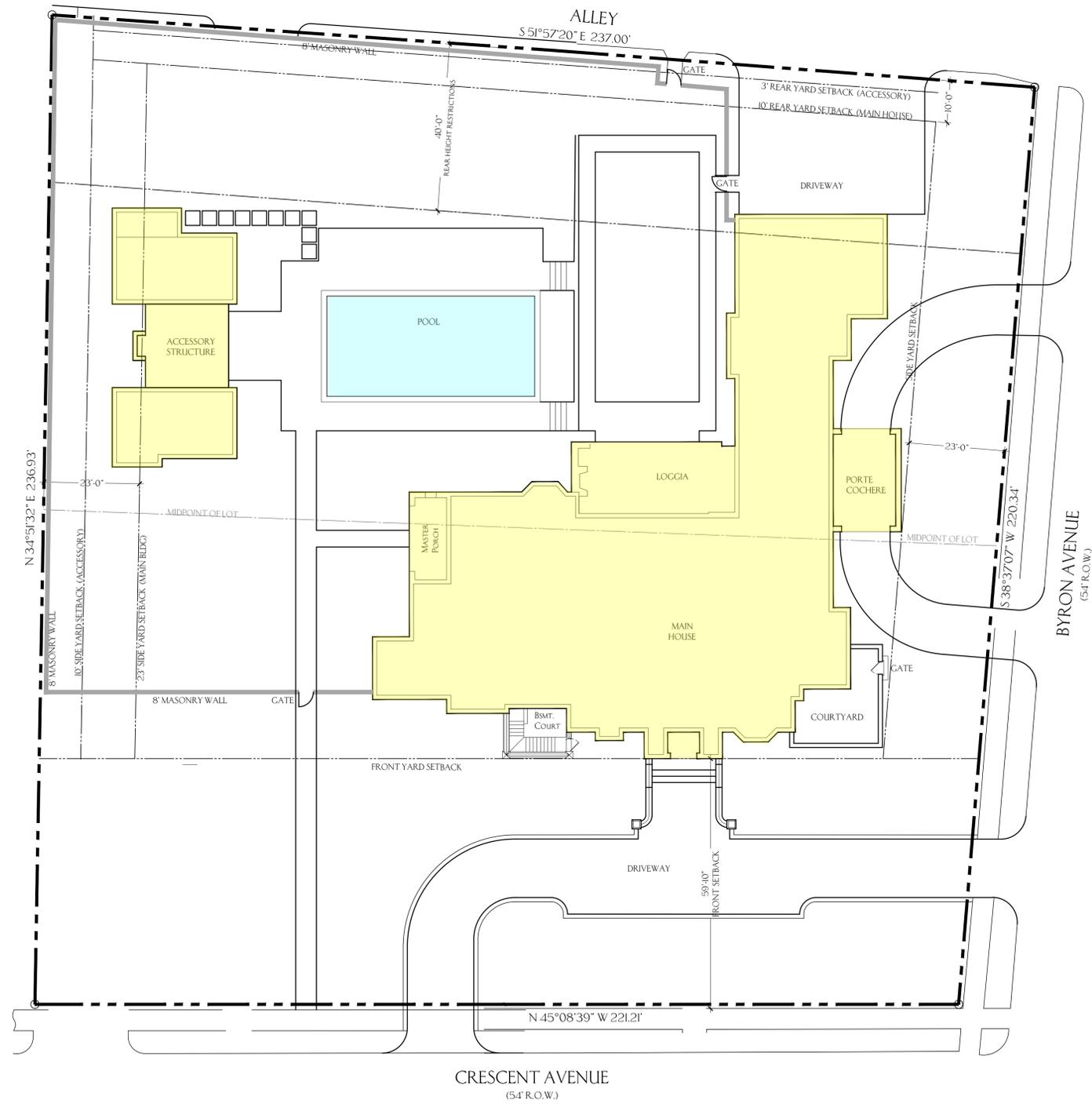


3600 CRESCENT



3606 CRESCENT

EXHIBIT - SITE PLAN.DWG AT 09/09/2021 09:52 AM



01 PRELIMINARY SITE PLAN

SCALE: 1/16" = 1'-0" NOTE: SUBJECT TO CHANGE



LARRY E. BOERDER ARCHITECTS, A.I.A.
 4809 COLE AVENUE SUITE 250 DALLAS, TEXAS 75205
 WWW.LARRYBOERDER.COM (214) 559-2285

A RESIDENCE AT 3600 CRESCENT AVENUE

TOWN OF HIGHLAND PARK, TEXAS

JOB NUMBER:
21.01

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET NO.

SITE

COPYRIGHT
LARRY BOERDER ARCHITECTS
2021 ALL RIGHTS RESERVED

MAYOR
Margo Goodwin
--
MAYOR PRO TEM
David Dowler
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TOWN COUNCIL MEMBERS
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LOCAL HEALTH AUTHORITY
Michael L. McCullough, M.D.



4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

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DIRECTOR OF PUBLIC SAFETY
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DIRECTOR OF ADMINISTRATIVE SERVICES
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CHIEF FINANCIAL OFFICER
Steven J. Alexander, CPA
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DIRECTOR OF DEVELOPMENT SERVICES
Hugh Pender, CBO
--
DIRECTOR OF ENGINEERING
Lori Chapin, P.E.
--
TOWN SECRETARY
Joanna R. Mekeal

October 27, 2021

**TOWN OF HIGHLAND PARK, TEXAS
ZONING COMMISSION PUBLIC HEARING**

The Zoning Commission will conduct a public hearing on Wednesday, November 17, 2021, at 4:00 p.m., to consider a request to combine the two properties of 3600 and 3606 Crescent Avenue into a single building site. Combining the building sites requires an amendment to the Town's Zoning Ordinance and Zoning Map. The official meeting place of the Zoning Commission is 4700 Drexel Drive, Highland Park, Texas.

If you have any questions concerning the application, please contact me at (214) 559-9410 or kmiskowiec@hptx.org.

All persons interested in this request are invited to attend the public hearing.

Kamil Miskowiec
Development Services Coordinator

