



Town of Highland Park, Texas
BOARD OF ADJUSTMENT MEETING
AGENDA

8:30 AM
April 8, 2026

4700 Drexel Drive, Highland Park, TX 75205
Town Council Chambers

I. CALL TO ORDER

II. MINUTES

- A. Take action on the Board of Adjustment Minutes held on March 11, 2026.

III. PUBLIC HEARING

- A. Conduct a public hearing and consider a variance from Section 13-103(C) to allow pool equipment in the required side yard along the northern side property line at 4902 Abbott Avenue.
- B. Conduct a public hearing and consider a variance from Section 15-101 of the Zoning Ordinance to construct an 8-foot fence/wall in the required front yard along the Bordeaux Avenue and a portion of Armstrong Parkway frontages and a variance from Section 8-501 to construct a portion of the main home to encroach 12-feet in the required 43-foot side yard setback at 4200 Armstrong Parkway.

IV. ADJOURNMENT

A member of the public may address the governing body regarding an item on the agenda either before or during the body's consideration of the item, upon being recognized by the presiding officer or the consent of the body.

SPECIAL ACCOMMODATIONS FOR TOWN COUNCIL MEETINGS: Let us know if you need special assistance of any kind.

Please contact the Town of Highland Park Administrative staff at (214) 521-4161 from 7:30 a.m. - 4:30 p.m., Monday through Friday.

NOTE: The Board of Adjustment reserves the right to meet in Executive Session closed to the public at anytime in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas OpenMeetings Act, Texas Government Code, Chapter 551, including any one of the permitted exceptions to open meetings provided for in § 551.071 through § 551.076 and § 551.087. Any action taken on such matters will be conducted in Open Session following the conclusion of the Executive Session.



**Town of Highland Park
Board of Adjustment
Wednesday, April 8, 2026**

Item Coversheet

**Take action on the Board of Adjustment Minutes held on March 11,
2026.**

PRESENTED BY: Jeff Armstrong, Director of Community Development

BACKGROUND:

Attached are the minutes of the Board of Adjustment held on March 11, 2026.

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

2026-03-11 BOA Minutes

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD AT THE TOWN HALL, 4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS, 75205, AT 8:30 A.M. ON WEDNESDAY, MARCH 11, 2026.

Present at the meeting were Chair Stacey Furst, Board Members, Joan Clark, Alison Hunsicker, Robert McCulloch, and Jim Yoder. Absent from the meeting was Alternate Nancy Rogers and Alternate Louis Morrison.

I. CALL TO ORDER

Chair Furst called the meeting to order at 8:30 A.M.

II. MINUTES

Board Member Hunsicker created a motion, seconded by Board Member Yoder, to approve the November 13, 2025 Minutes. The motion passed by unanimous vote.

III. PUBLIC HEARINGS

- A. Conduct a public hearing and consider a variance from Section 8-701 to allow an increase of the maximum lot coverage from 40% to 41.5% and Section 13-103(c) to allow pool equipment in the required side yard along the Northern side property line at 4902 Abbott.*

Jeff Armstrong, Director of Community Development, provided an overview of both requests, displaying the 200' notification buffer, site plan, floor plan, as well as key facts such as; this lot resides within Zoning District D, abuts the Katy Trail, and is located near high-rise construction (City of Dallas), and multi-family apartments (also City of Dallas).

There was one letter in support of this request received by the Town.

There were no letters in opposition of this request received by the Town.

There was one letter in concern of this request received by the Town.

In response to a question raised by Board Member Clark, Mr. Armstrong confirmed that it is a 50' wide lap/decorative pool that complies with the 3'-foot side and rear setbacks.

Mark Giambrone, owner representative, explained that this block consists of narrow lots with heavy traffic at the Katy Trail (City of Dallas). After much analysis, their pool contractor has determined the proposed location works best. Mr. Giambrone noted that the adjacent neighbor is in support.

Chair Furst thanked the applicant and opened the public hearing for those who wish to speak in favor of this request at 8:51 A.M.

With no one to speak in favor, Chair Furst opened the public hearing for those who wish to speak in opposition of this request. With no one to speak in opposition, Chair Furst closed the public hearing at 8:52 A.M.

Board Member Yoder expressed that he has no issue with the lot coverage request.

Board Member Hunsicker expressed that the pool location request seems self-created.

Board Member agreed and suggested that based on the site plan, the pathway leading to the guesthouse in the backyard is an alternate location.

MOTION

Board Member Yoder created a motion, seconded by Board Member Clark, to approve the 41.5% lot coverage request and deny the proposed pool equipment location. The motion passed by unanimous vote.

B. Conduct a public hearing and consider a variance from Section 15-101 of the Zoning Ordinance to construct a 9.5-foot fence/wall along the West side property line (Auburndale) at 3429 St. Johns Drive.

Jeff Armstrong, Director of Community Development, provided an overview of the request, displaying the 200' notification buffer, site plan, elevation plan, Survey grading contours, reasoning criteria, and site photos. Staff supports this request.

There were no letters in support of this request received by the Town.

There were no letters in opposition of this request received by the Town.

Mr. Armstrong confirmed that the retaining wall is needed due to the grading difference throughout the lot. As well as the proposed fence height is 9-foot-tall with 9.5-foot-tall columns.

Sherri Barringer, General Contractor, explained that the replacement of the existing retaining wall is included in this request as it allows for more backyard privacy. Ms. Barringer provided documentation of nearby properties that have fences above the 8-foot height requirement. The side street (Auburndale) along with the parkway will consist of new landscaping.

Caitlin and Will Zalatoris, 3429 St. Johns, shared that the intention of their request is to have more backyard security and privacy.

Chair Furst thanked the applicant and opened the public hearing for those who wish to speak in favor of this request at 9:18 A.M.

With no one to speak in favor, Chair Furst opened the public hearing for those who wish to speak in opposition of this request. With no one to speak in opposition, Chair Furst closed the public hearing at 9:18 A.M.

In response to a question raised by Board Member McCulloch, Mr. Armstrong stated there are no records of previously approved fence height variances nearby.

Board Members Yoder and Hunsicker agree with this request.

MOTION

Board Member McCulloch created a motion, seconded by Board Hunsicker, to approve this request. The motion passed by unanimous vote.

IV. ADJOURNMENT

Chair Furst adjourned the meeting at 9:19 A.M.

Approved on this _____ day of _____ 2026.

APPROVED:

Stacey Furst
Chair

ATTEST:

Serena Palomino
Permit Technician



**Town of Highland Park
Board of Adjustment
Wednesday, April 8, 2026**

Item Coversheet

Conduct a public hearing and consider a variance from Section 13-103(C) to allow pool equipment in the required side yard along the northern side property line at 4902 Abbott Avenue.

PRESENTED BY: Jeff Armstrong, Director of Community Development

BACKGROUND:

This same request was presented to the Board of Adjustment at the March 11, 2026, meeting. The Board unanimously denied the variance due to space being available in the south side yard of the property, but outside the required side yard. Subsequently, the applicant submitted a new application for the same variance. The pool contractor will attend the April meeting to discuss issues related to the pool equipment location.

Staff report and exhibits may be found in the attachments.

RECOMMENDATION

See staff report.

ATTACHMENTS

Staff Report 4902 Abbott



Town of Highland Park Board of Adjustment

Staff Report

MEETING DATE: April 8, 2026

REQUEST: A variance from Section 13-103(C) to allow pool equipment in the required side yard along the northern side property line.

LOCATION: 4902 Abbott Ave.

SUMMARY

This same request was presented to the Board of Adjustment at the March 11, 2026, meeting. The Board unanimously denied the variance due to space being available in the south side yard of the property, but outside of the required side yard. Subsequently, the applicant submitted a new application for the same variance. The pool contractor will attend the April meeting to discuss issues related to the pool equipment location. The staff report below includes the same information as the March meeting report, with some additional information. The Board should consider whether the information that will be provided by the applicant at the meeting shows that the request meets the criteria for a variance.

The applicant is constructing a 9,167 square foot new home on the property. The house will include a rear entry garage, basement and a swimming pool. The building permit was issued on October 15, 2024.

Pool Equipment Location Variance:

- Pool equipment is not permitted in the required side yard. It must be in the rear yard of a property.
- The applicant proposes locating the pool equipment in the north required side yard, next to the rear entry garage.
- A home exists on the adjacent property to the north. The pool equipment would be separated from the neighboring property by a wooden fence. The area of the neighboring property immediately adjacent to the proposed pool equipment location is a driveway.

ORDINANCE

13-103.C "...Pool equipment shall not be permitted in the required side yard..."



Town of Highland Park Board of Adjustment

Staff Report

ANALYSIS

The Board of Adjustment is required to find all the following criteria are met to approve a variance:

Pool Equipment Variance Request

- **Special Conditions.** Is the request for variance owing to a special condition(s) inherent to the property itself?

Analysis: The property backs up to the Dallas city limit and Katy Trail. The other side of the trail includes multi-story apartment and commercial buildings. Pedestrians can easily move with no barriers from the commercial and apartment area across the trail to the back of the properties along Abbott. The subject property consists of a single 50-foot-wide lot. The narrow lot necessitates rear garage entry from the alley. Having a three-car garage requires most of the width of the lot to be concrete from the alley to the garage, leaving little room for pool equipment.

There appears to be sufficient space on the south side of the property to locate the pool equipment without needing a variance.

- **Unique to Property.** Is the condition unique to the property subject to the variance request?

Analysis: Although the lot is not unique relative to the immediate neighboring lots on the east side of Abbott Ave., it is unique in the Town generally. The lot is only 50 feet in width even though the minimum lot width required in the D zoning district is 60 feet. An additional ten feet of width could allow the pool equipment to be outside of the required side yard.

- **Unnecessary Hardship.** Will literal enforcement of this chapter result in an unnecessary hardship?

Analysis: According to the pool contractor, the only option for the pool equipment not to be in the front or required yard is on the roof. This option is not reasonable as it would require access to the roof for routine servicing and maintenance. However, it appears there is sufficient space on the south side of the property. The applicant's contractor will provide information at the meeting as to why he believes the equipment should not be located on the south side.



Town of Highland Park Board of Adjustment

Staff Report

- **Contrary to Public Interest.** Would approval of the variance be contrary to the public interest?

Analysis: No negative effects on the public are expected if the variance is approved as requested. The primary concern would be noise from the equipment. However, the proposed location of the pool equipment is next to the neighbor's driveway and garage, not living space.

- **Spirit of the Ordinance.** Is the request within the spirit of the ordinance and does it further substantial justice?

Analysis: The intent of the ordinance is to reduce the possibility of pool equipment creating a nuisance to a neighbor due to near proximity to the neighboring house when located in a required side yard. In this case there is an opaque fence along the property line and immediately on the other side of the fence is the neighbor's driveway and garage, not the living area of the house.

RECOMMENDATION

If the applicant provides sufficient information for why the pool equipment cannot be located on the south side of the home that meets the criteria for a variance, staff recommends approval. Otherwise, staff recommends denial.

ATTACHMENTS

1. Aerial Map
2. Written Notification Area Map
3. Applicant Letter
4. Construction Plan
5. Site Photo



*Town of Highland Park
Board of Adjustment*

Staff Report

ATTACHMENT 1 – AERIAL PHOTO

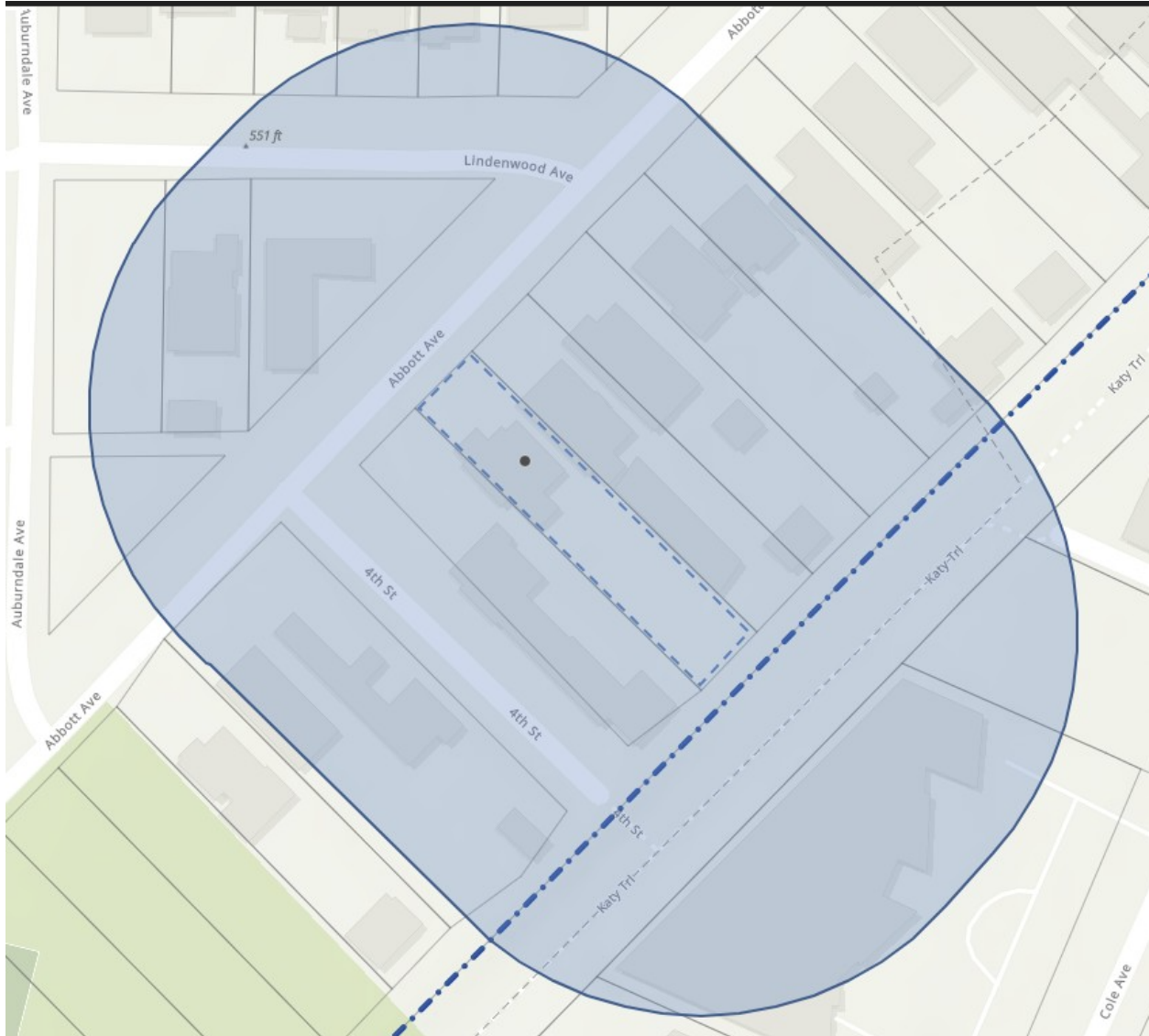




**Town of Highland Park
Board of Adjustment**

Staff Report

ATTACHMENT 2 – WRITTEN NOTIFICATION AREA MAP





*Town of Highland Park
Board of Adjustment*

Staff Report

ATTACHMENT 3 – APPLICANT LETTER

Avandon LLC
3111 Knox Street
Dallas, Texas 75205
214-914-9233

March 18, 2026,

Jeff Armstrong
Town of Highland Park
Board of Adjustment- Variance

Re: 4902 Abbott Ave Project

Dear Jeff,

I hereby file a variance application for the location of the pool equipment. You may see on the attached plans that we have no room at the end of the property for the pool equipment. We propose that the pool equipment be located approximately 35 feet from the alley at the back of the property, on the north-side setback. This location will not cause any hardship or inconvenience to any of the neighbors to the south, west, or East. The equipment falls near the end of the adjacent neighbor's rear courtyard and garage, far away from the residence's primary living spaces.

I appreciate your concern and understanding, and pray that you find our request reasonable and grant us approval.

Sincerely yours,

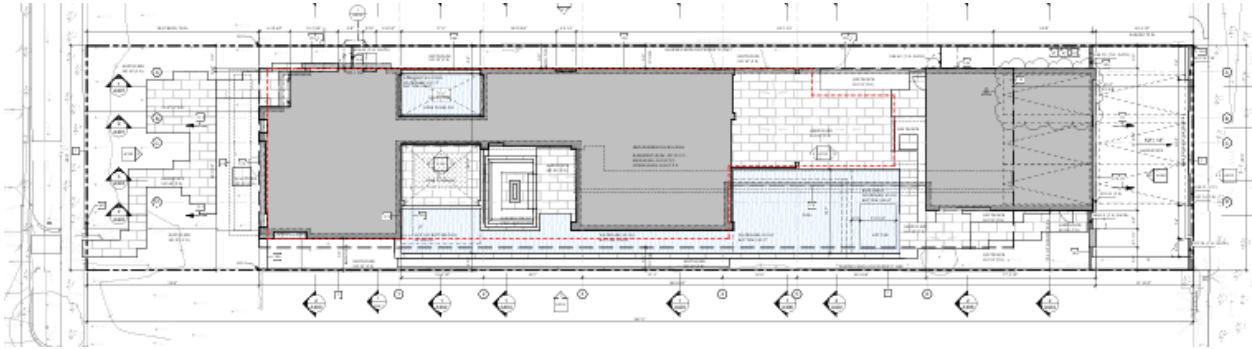
Bob Tabesh



*Town of Highland Park
Board of Adjustment*

Staff Report

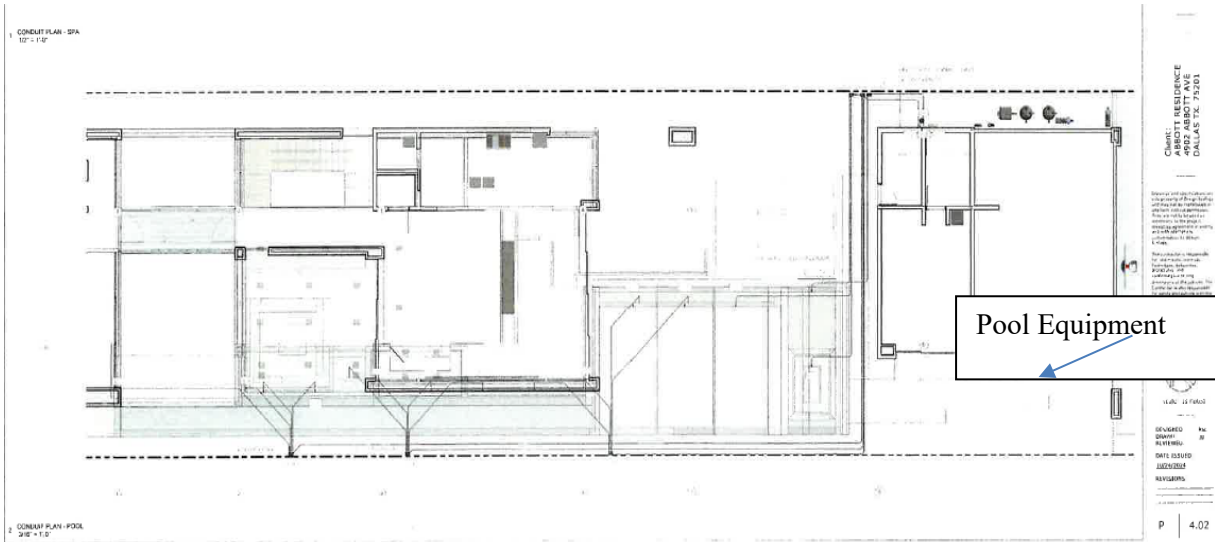
ATTACHMENT 4 – CONSTRUCTION PLANS





Town of Highland Park Board of Adjustment

Staff Report





*Town of Highland Park
Board of Adjustment*

Staff Report

ATTACHMENT 5 – SITE PHOTOS





*Town of Highland Park
Board of Adjustment*

Staff Report



**Town of Highland Park
Board of Adjustment
Wednesday, April 8, 2026**



Item Coversheet

Conduct a public hearing and consider a variance from Section 15-101 of the Zoning Ordinance to construct an 8-foot fence/wall in the required front yard along the Bordeaux Avenue and a portion of Armstrong Parkway frontages and a variance from Section 8-501 to construct a portion of the main home to encroach 12-feet in the required 43-foot side yard setback at 4200 Armstrong Parkway.

PRESENTED BY: Jeff Armstrong, Director of Community Development

BACKGROUND:

Staff report and exhibits for this request can be found in the attachments. The full letter and information from the applicant is in a separate attachment from the staff report. The letter includes graphics and minutes from previous Board of Adjustment meetings that include cases on the subject property.

RECOMMENDATION

See staff report.

ATTACHMENTS

Staff Report 4200 Armstrong, Cover Letter w-Exhibits Binder (optimized)



Town of Highland Park Board of Adjustment

Staff Report

MEETING DATE: March 11, 2026

REQUEST: 1) a variance from Section 15-101 of the Zoning Ordinance to construct an 8-foot fence/wall in the required front yard along the Bordeaux Avenue and a portion of the Armstrong Parkway frontages, and 2) a variance from Section 8-501 to construct a portion of the main home to encroach 12 feet into the required 43-foot side yard setback.

LOCATION: 4402 Armstrong Parkway.

SUMMARY

The applicant proposes construction of an approximately 20,000 square foot home on the property; a proposed combined lot consisting of 4200 and 4208 Armstrong Pkwy. The two lots have not yet been combined into one new lot. The replat to combine the properties has not yet occurred in part due to the location of a bridle path right-of-way that cuts through the property from Armstrong Pkwy. to Bordeaux Ave. The Town is working on selling the 7.5-foot-wide path to the applicant and there are utilities in a portion of the bridle path that are in the process of being relocated. Any approval of the requested variances should be conditioned upon the property being replatted.

Fence Variance:

- An 8-foot-tall stucco wall is proposed to be located along the Bordeaux Ave. and the eastern portion of the Armstrong Pkwy. frontages.
- The wall will not extend in front of the house along Armstrong Pkwy.
- Armstrong Pkwy runs along the front of the property and Bordeaux Ave. and Preston Rd. run along the rear of the property. By ordinance, the yards for both streets are considered front yards, and the ordinance prohibits fences in front yards.
- Previous variances were approved to allow a fence along Bordeaux Ave./Preston Rd. and a portion of the Armstrong Pkwy. frontage at heights ranging from 4 feet to 7 feet.
- The proposed wall along Armstrong Pkwy would be setback 28 feet from the sidewalk and 40 feet up to 64 feet from the curb of Armstrong Pkwy.
- The wall would be approximately 65 feet from the apex of the corner of Armstrong Pkwy. and Preston Rd.
- The proposed wall along Bordeaux would be setback 4.5 feet from the sidewalk and 20 feet from the curb of the street.



Town of Highland Park Board of Adjustment

Staff Report

- The required setback from Armstrong Pkwy. is 55.75 feet from the sidewalk.
- The required setback from Bordeaux Ave. is 55 feet.

Side Setback Variance:

- The required setback is 10 percent of the lot width.
- Lot width is measured at the front building line. The lot width of the proposed combined lot will be 430 feet, which means the required side setback is 43 feet.
- The northwest corner of the proposed house would extend 12 feet into the required setback at the closest point, resulting in a 31-foot side setback.

ORDINANCE

15-101 "...No fence or wall may be erected or placed in front of the required front yard line."
(The front setback line.)

8-501(a) "Minimum side yard required 10% of lot width."

ANALYSIS

The Board of Adjustment is required to find all the following criteria are met to approve a variance:

Fence Variance Request

- **Special Conditions.** Is the request for variance owing to a special condition(s) inherent to the property itself?

Analysis: The property is made up of two double frontage lots, meaning there are streets on both the front and back of the property. The Zoning Ordinance treats both street frontages as front yards. Fences are prohibited in front of the required setback of 55.75 feet along Armstrong Pkwy and 55 feet along Preston/Bordeaux. The property is essentially triangular with the intersection of Armstrong Pkwy and Preston Rd. creating a point. Most of the area near that point is not deep enough for any structures and functions as yard space. The applicant would like to enclose the space near the Armstrong/Preston corner and the backyard along Bordeaux for privacy and enjoyment of their yard and to separate it from noise and traffic on Preston Rd.



Town of Highland Park Board of Adjustment

Staff Report

- **Unique to Property.** Is the condition unique to the property subject to the variance request?

Analysis: There are only eight single-family lots in Highland Park that have double frontage. One, located at 4311 Lakeside Dr., received a similar variance for a wall in 2024.

- **Unnecessary Hardship.** Will literal enforcement of this chapter result in an unnecessary hardship?

Analysis: The wall will provide privacy and noise reduction from the heavy traffic along Preston Rd. and allow the residents to fully utilize their yard area. Without a variance, along Bordeaux Ave., they would either not have the security of a fence, or 55 feet of the backyard would be between the wall and the sidewalk.

- **Contrary to Public Interest.** Would approval of the variance be contrary to the public interest?

Analysis: Staff does not anticipate any negative effects on public interest. The wall is proposed to be setback no less than 20 feet from the curb of any street and about 65 feet from the street intersection of Preston R. and Armstrong Pkwy. Therefore, site visibility along the streets, at corners and driveways will be well maintained.

Variances were previously approved for fences in generally the same area as is proposed. However, the applicant proposes to increase the height to 8 feet and make the entire fence opaque masonry. Approved variances included masonry, wood and wrought iron.

- **Spirit of the Ordinance.** Is the request within the spirit of the ordinance and does it further substantial justice?

Analysis: It is typical to have a fence around a back yard. Since this is a double frontage lot that is not possible. The applicant will leave four to six feet outside of the wall along Bordeaux Ave. and much more along Preston Rd. and Armstrong Pkwy. Areas between the wall and sidewalk will include landscape plantings.

Homes on the opposite side of Preston Rd. have similar walls to what is requested. The proposed wall would not appear out of character in the immediate area.

Side Setback Variance Request



Town of Highland Park Board of Adjustment

Staff Report

- **Special Conditions.** Is the request for variance owing to a special condition(s) inherent to the property itself?

Analysis: When replatted, the lot will be 430 feet in width. The side setback requirement is 10 percent of the lot width or 43 feet in this case. The lot's unusual shape pushes the house westward toward the side property line to have sufficient depth to meet the two front setbacks. The double frontage lot requires 55 feet of setback from what they intend to be the rear property line. If there was not a street behind the property, the minimum rear setback requirement would be only 10 feet, allowing the house to be further east where a variance would not be needed.

- **Unique to Property.** Is the condition unique to the property subject to the variance request?

Analysis: All other homes in the area along Armstrong Pkwy. and Bordeaux Ave. have side setbacks between 10 and 20 feet. The applicant would like the back corner of their home to be 31 feet from the nearest side property line. Currently, the owner of the subject property also owns the lot most adjacent to where the setback encroachment is proposed.

- **Unnecessary Hardship.** Will literal enforcement of this chapter result in an unnecessary hardship?

Analysis: The house as it is proposed will not fit on the site without a variance from the side, rear or front setback due to the lot shape and the fact that it is a double frontage lot. In this case, the applicant deemed it most appropriate to request the side setback variance, particularly, since the requirement of 43 feet is unusually large.

- **Contrary to Public Interest.** Would approval of the variance be contrary to the public interest?

Analysis: No negative effects on the public are expected if the variance is approved as requested. With variance approval, the side setback would be 31 feet, much greater than other side setbacks along the Armstrong Pkwy and Bordeaux Ave. blocks

- **Spirit of the Ordinance.** Is the request within the spirit of the ordinance and does it further substantial justice?

Analysis: The intent of the ordinance is to preserve separation between structures to maintain open space, fire safety, and a development pattern that is customary within an area. The intent of the ordinance would be preserved with approval of this variance.



***Town of Highland Park
Board of Adjustment***

Staff Report

RECOMMENDATION

Both requests meet the criteria for a variance. Staff recommends approval.

ATTACHMENTS

1. Aerial Map
2. Written Notification Area Map
3. Applicant Letter
4. Construction Plan
5. Site Photo
6. Response From Notices



*Town of Highland Park
Board of Adjustment*

Staff Report

ATTACHMENT 1 – AERIAL PHOTO

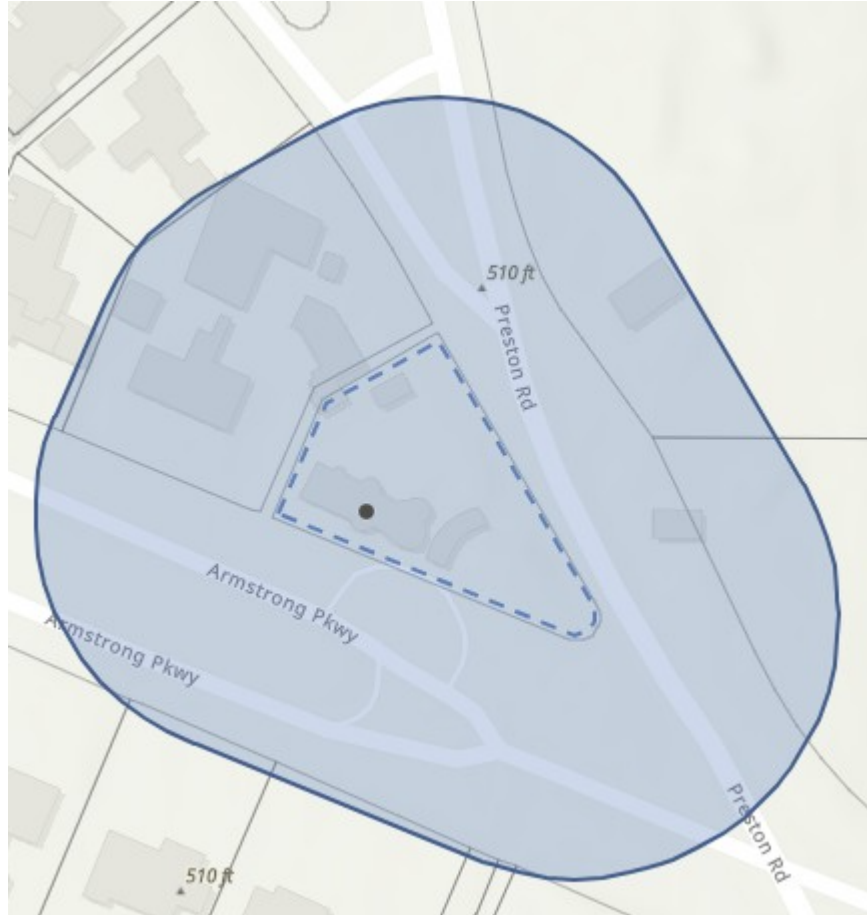




***Town of Highland Park
Board of Adjustment***

Staff Report

ATTACHMENT 2 – WRITTEN NOTIFICATION AREA MAP





*Town of Highland Park
Board of Adjustment*

Staff Report

ATTACHMENT 3 – APPLICANT LETTER

Kirk L. Smith
981 County Road 4918
Trenton, TX 75490

March 11, 2026
4200 Armstrong Parkway
Highland Park, TX 75205

Dear Madam Chair Furst and BOA Members,

I am representing Clay and Lisa Cooley on a zoning variance they wish to file with the Town of Highland Park. The Cooley's recently purchased and demolished the homes at 4200 and 4208 Armstrong Parkway. They have engaged the design expertise of Larry Boerder for their new residence, and Harold Leidner will also be part of the team designing the framework of the exterior landscape improvements (see plans/illustrations attached).

The Cooley's plan to combine the two properties into a single building site, with the residence primarily positioned on the parcel at 4208 Armstrong. Both of these properties are considered double-frontage lots with a bridle path in between and therefore have two front yard setbacks. The existing fences have been left on both lots for your reference to illustrate the location and proximity of the previous improvements relative to the front property lines.

The previous house at 4208 Armstrong was completely remodeled in 1980. At that time, the property owner received a setback variance for the pool, accessory building, and fence that was proposed on the Bordeaux side of the property (see BOA minutes attached). The fence was positioned back from the public sidewalk to its current location based on the presence of trees on the owner's side of the public walk. Those trees no longer exist today. The current design proposes moving the fence closer to the public walk while still maintaining a 4- to 6-foot planting area to soften the appearance of the new 8-foot-tall stucco wall.

Furthermore, the previous house at 4200 Armstrong was originally addressed as 4401 Preston Road. Prior to the previous property owner purchasing the property in 1995, they sought and acquired a variance for their stucco and iron fence surrounding the property. In the July 1994 BOA minutes for that fence variance, the front setback was defined as 27.7-feet along Armstrong and 32.7-feet on Preston. Initially, the variance for the front setbacks on the house design and fence location was denied due to a lack of motion. This request was revisited in October and finally approved in November of 1994 (all minutes attached) to allow the fence to be built along the front setback line on Armstrong and along the front property line on Preston. Following that approval, the home that the Cooley's have now demolished was constructed (see attached survey).



***Town of Highland Park
Board of Adjustment***

Staff Report



Town of Highland Park Board of Adjustment

Staff Report

Kirk L. Smith

981 County Road 4918
Trenton, TX 75490

The existing fences have been left in place for reference during your consideration of these fence variance requests. The new fence design will continue with a new 8-foot-tall stucco wall, softened by landscape planting along the Bordeaux frontage. The plan also proposes stopping the wall short of the Preston/Armstrong intersection in order to maintain a larger open space overlooking the corner. Along the Armstrong frontage, we are requesting the return of the wall along the previous front setback (wall and house location as shown on the survey) at approximately 28 feet from the back of the public walk. The wall will terminate prior to the front entry driveway on Armstrong, where it will return toward the rear of the garage as illustrated on the attached plans.

It is our hope that the Board will view these two front yard fence variance requests as minor and necessary modifications that will allow the Cooley's to provide an appropriate level of privacy from the busy intersection and surrounding streets, while also recognizing the quality of landscape and beautification that the project will bring to the Town.

The final request I will be presenting relates to the side yard setback along the neighboring property at 4209 Bordeaux Avenue. With the combination of these two lots, the Building Department staff is tasked with determining how to measure the total width of the newly combined property, which contains two front yards, no rear yard and only one side property line. The staff has taken the most conservative approach by measuring the entire front property line width without discounting the crossing of the two front yard setbacks at the intersection of Armstrong and Preston.

As a result, the required side yard setback becomes 43 feet (10% of lot width) from the neighboring side property line. In addition to this requirement, there is also a 10-foot utility easement that runs along the entire side of the house within this setback area. By comparison, other homes on the block are only required to provide a minimum side yard setback of 12 feet up to a maximum of 15 feet.

Within the proposed design, only a small 12-foot triangular portion of the residence encroaches into this calculated 43-foot setback, while still maintaining 31 feet of open space to the neighboring side property line. Therefore, we are requesting a 12-foot side yard setback variance for that limited corner of the house as depicted on the attached site plan.

We have reached out to surrounding neighbors and hope that both the Board and staff will receive supportive comments regarding this request. The Cooley's are committed to creating a home and landscape that will be a complimentary addition to the surrounding neighborhood and to this key entry point into the Town of Highland Park.



***Town of Highland Park
Board of Adjustment***

Staff Report

Kirk L. Smith
981 County Road 4918
Trenton, TX 75490

We respectfully ask for your focused attention to the details provided and your consideration in granting approval of the requested fence variances and the limited side yard setback variance for this very unique property.

Very truly yours,

Kirk Smith
972-951-9106

Enclosures (Plans/Illustrations, BOA Minutes, and Surveys)

cc: Clay and Lisa Cooley, Property Owners
Jeff Armstrong, Town of Highland Park, Director of Development Services



***Town of Highland Park
Board of Adjustment***

Staff Report

Kirk L. Smith
981 County Road 4918
Trenton, TX 75490

March 11, 2026
4200 Armstrong Parkway
Highland Park, TX 75205

Letter of Hardship – 4200 and 4208 Armstrong Parkway

The properties located at 4200 and 4208 Armstrong Parkway present unique conditions due to their configuration as double-frontage lots. As a result, once the property is replatted, the combined property will have only one side yard and two front yards, which significantly limits the available yard areas.

Additionally, the two properties are separated by a bridle path, which historically appears to have influenced the differing front yard setback requirements applied to each lot. Because of these unique site conditions, the development of the combined property presents constraints that are not typical of standard interior lots.

It is also worth noting that both properties have previously received variances similar to those currently being requested. Given these circumstances, we believe the requested variances warrant further consideration by the Board of Adjustment.

Sincerely,

Kirk Smith

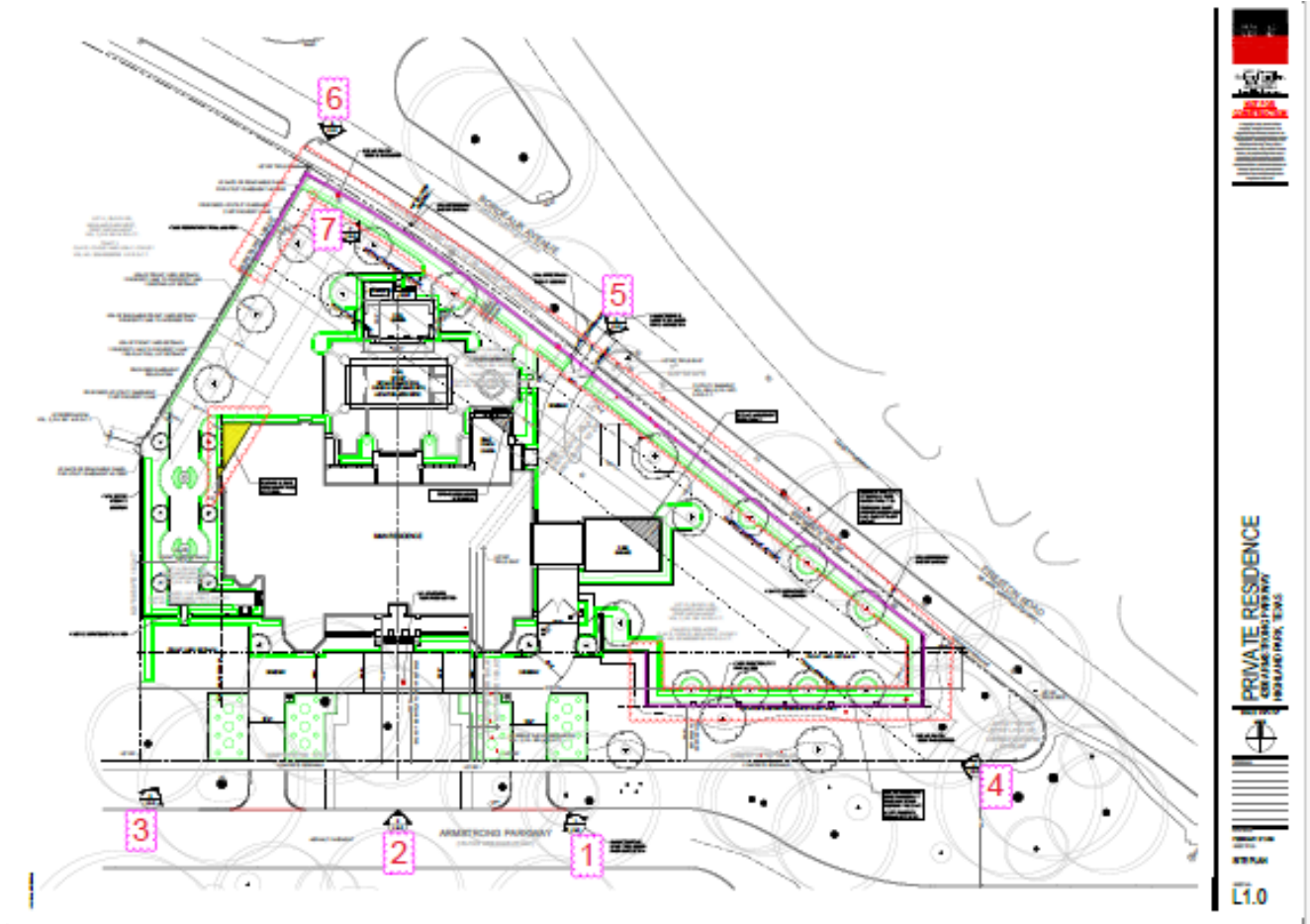
cc: Clay and Lisa Cooley



*Town of Highland Park
Board of Adjustment*

Staff Report

ATTACHMENT 4 – CONSTRUCTION PLANS





Town of Highland Park Board of Adjustment

Staff Report



3 - ILLUSTRATIVE FRONT ELEVATION FROM ARMSTRONG AVENUE



2 - ILLUSTRATIVE FRONT ELEVATION FROM ARMSTRONG AVENUE



1 - ILLUSTRATIVE FRONT ELEVATION FROM ARMSTRONG AVENUE



6 - ILLUSTRATIVE ELEVATION OF GATE OR REMOVEABLE PANEL FOR 10' EASEMENT ACCESS FROM BORDEAUX AVENUE



5 - ILLUSTRATIVE ELEVATION OF SECONDARY GATE ENTRY FROM BORDEAUX AVENUE



4 - ILLUSTRATIVE ELEVATION FROM THE SIDEWALK OF ARMSTRONG AVENUE FACING WEST



7 - ILLUSTRATIVE IMAGE OF SCREEN WALL FOR POOL & GENERATOR EQUIPMENT AT BACK OF LOGGIA

ATTACHMENT 5 – SITE PHOTOS



ATTACHMENT 5 – SITE PHOTOS
Town of Highland Park
Board of Adjustment

Staff Report

ATTACHMENT 5 – SITE PHOTOS





*Town of Highland Park
Board of Adjustment*

Staff Report





***Town of Highland Park
Board of Adjustment***

Staff Report





*Town of Highland Park
Board of Adjustment*

Staff Report



Kirk L. Smith
981 County Road 4918
Trenton, TX 75490

March 11, 2026
4200 Armstrong Parkway
Highland Park, TX 75205

Dear Madam Chair Furst and BOA Members,

I am representing Clay and Lisa Cooley on a zoning variance they wish to file with the Town of Highland Park. The Cooley's recently purchased and demolished the homes at 4200 and 4208 Armstrong Parkway. They have engaged the design expertise of Larry Boerder for their new residence, and Harold Leidner will also be part of the team designing the framework of the exterior landscape improvements (see plans/illustrations attached).

The Cooley's plan to combine the two properties into a single building site, with the residence primarily positioned on the parcel at 4208 Armstrong. Both of these properties are considered double-frontage lots with a bridle path in between and therefore have two front yard setbacks. The existing fences have been left on both lots for your reference to illustrate the location and proximity of the previous improvements relative to the front property lines.

The previous house at 4208 Armstrong was completely remodeled in 1980. At that time, the property owner received a setback variance for the pool, accessory building, and fence that was proposed on the Bordeaux side of the property (see BOA minutes attached). The fence was positioned back from the public sidewalk to its current location based on the presence of trees on the owner's side of the public walk. Those trees no longer exist today. The current design proposes moving the fence closer to the public walk while still maintaining a 4- to 6-foot planting area to soften the appearance of the new 8-foot-tall stucco wall.

Furthermore, the previous house at 4200 Armstrong was originally addressed as 4401 Preston Road. Prior to the previous property owner purchasing the property in 1995, they sought and acquired a variance for their stucco and iron fence surrounding the property. In the July 1994 BOA minutes for that fence variance, the front setback was defined as 27.7-feet along Armstrong and 32.7-feet on Preston. Initially, the variance for the front setbacks on the house design and fence location was denied due to a lack of motion. This request was revisited in October and finally approved in November of 1994 (all minutes attached) to allow the fence to be built along the front setback line on Armstrong and along the front property line on Preston. Following that approval, the home that the Cooley's have now demolished was constructed (see attached survey).

Kirk L. Smith

981 County Road 4918

Trenton, TX 75490

The existing fences have been left in place for reference during your consideration of these fence variance requests. The new fence design will continue with a new 8-foot-tall stucco wall, softened by landscape planting along the Bordeaux frontage. The plan also proposes stopping the wall short of the Preston/Armstrong intersection in order to maintain a larger open space overlooking the corner. Along the Armstrong frontage, we are requesting the return of the wall along the previous front setback (wall and house location as shown on the survey) at approximately 28 feet from the back of the public walk. The wall will terminate prior to the front entry driveway on Armstrong, where it will return toward the rear of the garage as illustrated on the attached plans.

It is our hope that the Board will view these two front yard fence variance requests as minor and necessary modifications that will allow the Cooley's to provide an appropriate level of privacy from the busy intersection and surrounding streets, while also recognizing the quality of landscape and beautification that the project will bring to the Town.

The final request I will be presenting relates to the side yard setback along the neighboring property at 4209 Bordeaux Avenue. With the combination of these two lots, the Building Department staff is tasked with determining how to measure the total width of the newly combined property, which contains two front yards, no rear yard and only one side property line. The staff has taken the most conservative approach by measuring the entire front property line width without discounting the crossing of the two front yard setbacks at the intersection of Armstrong and Preston.

As a result, the required side yard setback becomes 43 feet (10% of lot width) from the neighboring side property line. In addition to this requirement, there is also a 10-foot utility easement that runs along the entire side of the house within this setback area. By comparison, other homes on the block are only required to provide a minimum side yard setback of 12 feet up to a maximum of 15 feet.

Within the proposed design, only a small 12-foot triangular portion of the residence encroaches into this calculated 43-foot setback, while still maintaining 31 feet of open space to the neighboring side property line. Therefore, we are requesting a 12-foot side yard setback variance for that limited corner of the house as depicted on the attached site plan.

We have reached out to surrounding neighbors and hope that both the Board and staff will receive supportive comments regarding this request. The Cooley's are committed to creating a home and landscape that will be a complimentary addition to the surrounding neighborhood and to this key entry point into the Town of Highland Park.

Kirk L. Smith
981 County Road 4918
Trenton, TX 75490

We respectfully ask for your focused attention to the details provided and your consideration in granting approval of the requested fence variances and the limited side yard setback variance for this very unique property.

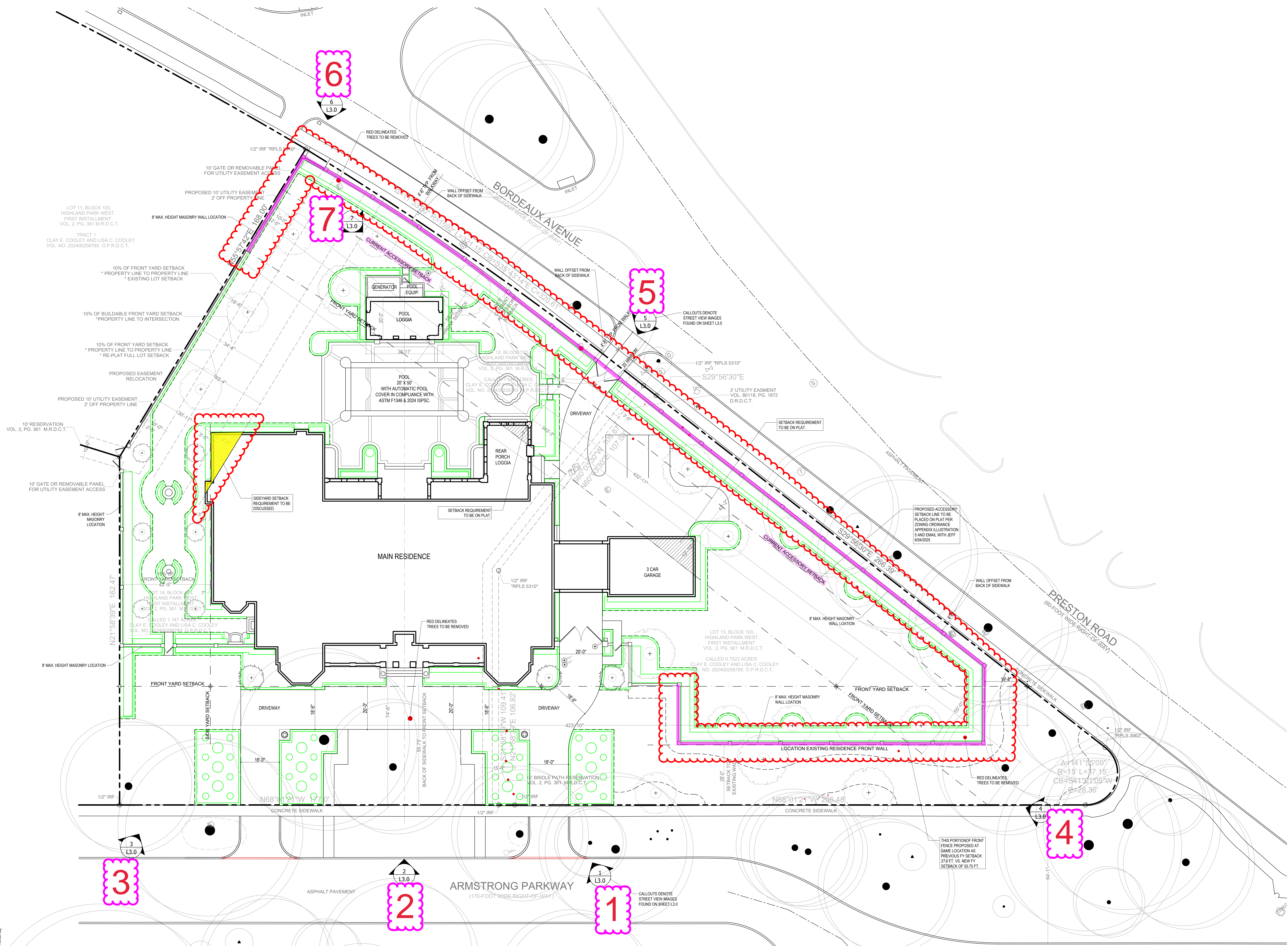
Very truly yours,



Kirk Smith
972-951-9106

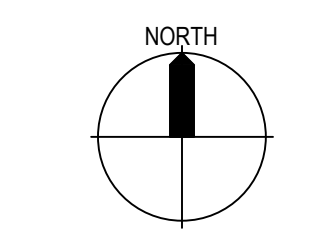
Enclosures (Plans/Illustrations, BOA Minutes, and Surveys)

cc: Clay and Lisa Cooley, Property Owners
Jeff Armstrong, Town of Highland Park, Director of Development Services



PRIVATE RESIDENCE
4200 ARMSTRONG PARKWAY
HIGHLAND PARK, TEXAS

SCALE: 1/16"=1'-0"



REVISIONS

NO.	DATE	DESCRIPTION

PLOT DATE:
FEBRUARY 27 2026

SHEET TITLE:
SITE PLAN

SHEET NO.:
L1.0



3 - ILLUSTRATIVE FRONT ELEVATION FROM ARMSTRONG AVENUE



2 - ILLUSTRATIVE FRONT ELEVATION FROM ARMSTRONG AVENUE



1 - ILLUSTRATIVE FRONT ELEVATION FROM ARMSTRONG AVENUE



6 - ILLUSTRATIVE ELEVATION OF GATE OR REMOVEABLE PANEL FOR 10' EASEMENT ACCESS FROM BORDEAUX AVENUE



5 - ILLUSTRATIVE ELEVATION OF SECONDARY GATE ENTRY FROM BORDEAUX AVENUE



4 - ILLUSTRATIVE ELEVATION FROM THE SIDEWALK OF ARMSTRONG AVENUE FACING WEST



7 - ILLUSTRATIVE IMAGE OF SCREEN WALL FOR POOL & GENERATOR EQUIPMENT AT BACK OF LOGGIA

MAYOR
Richard L. Jones
MAYOR PRO TEM
John L. Lancaster, III
COUNCIL MEMBERS
Howard L. Day
Mrs. Mitch Gray Gilbert
John A. Hammack
George Rather Jones
TOWN ATTORNEY
H. Lou Morrison, Jr.
TOWN JUDGE
Pat A. Robertson

THE TOWN OF
Highland Park

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

TOWN ADMINISTRATOR
L. A. (George) Patterson
TOWN SECRETARY
Maria Meier
FINANCE DIRECTOR
Jerry T. Bell
TAX ASSESSOR
Joy Montgomery
DIRECTOR OF
PUBLIC SAFETY
W. H. Gardner

January 28, 1980

LEGAL NOTICE

Notice is hereby given that the Board of Adjustment of the Town of Highland Park will conduct a public hearing at Town Hall, 4700 Drexel Drive, on Wednesday, February 20, 1980 at 4:30 p.m.

The purpose of the hearing is to receive and consider a request from Mr. R.E. Chamness at 4208 Armstrong Parkway, lots 12 & 14, Block 103, Highland Park West #1 Addition, for a variance from provisions of the Highland Park Zoning Ordinance.

1. Construct a 7 foot brick wall that extends 39 feet into the required front yard. Section 8-402(4) of the Zoning Ordinance requires lots running through from one street to another to have a minimum required front yard on both streets. Section 14-101 of the Zoning Ordinance prohibits the erection of fences or walls in the required front yard.
2. Construct a 14 foot x 14 foot greenhouse that extends 34 feet into the required front yard. Section 12-101 of the Zoning Ordinance requires detached accessory buildings to be located in the area defined as a rear yard.
3. Construct a 7 foot high brick wall across a 10 foot utility easement. Section 15-101 of the Zoning Ordinance prohibits the construction of a fence or wall in a utility easement.

All persons having an interest in property within 200 feet of 4208 Armstrong Parkway may appear at the hearing and express views with respect to this application.

James Fisher
James Fisher
Acting Secretary,
Board of Adjustment

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS, HELD ON WEDNESDAY, FEBRUARY 20, 1980, AT 4:30 P.M. TO CONSIDER A REQUEST FROM MR. R.E. CHAMNESS, 4208 ARMSTRONG PARKWAY, TO CONSTRUCT A WALL ACROSS AN EASEMENT; TO CONSTRUCT A WALL IN THE REQUIRED FRONT YARD; AND TO CONSTRUCT A GREENHOUSE IN THE REQUIRED FRONT YARD.

Present at the meeting were: Mr. Allen L. Oliver, Jr., Chairman; Mr. Sam P. Burford, Jr., Member; Mr. Gifford Touchstone, Member; and Mr. C.W. Josey, Jr., Alternate Member.

Chairman Oliver called the meeting to order at 4:30 P.M. and explained the procedure the Board would follow in considering and evaluating the request. The Chairman asked the secretary if proper notice had been given of the meeting. The Secretary answered in the affirmative. A letter from J. Hub Hill, 4209 Bordeaux Avenue, had been received in favor of the request. The Secretary was then asked to explain the request before the Board.

Mr. R.E. Chamness, owner of lots 12 & 14, Block 103 in Highland Park is presently combining these two building sites and doing extensive remodelling. The new building site has a 10 feet utility easement where lots 12 & 14 join. The Zoning Ordinance prohibits construction of walls in an utility easement. Also, the new building site will have double frontage, fronting on Armstrong Parkway and Bordeaux Avenue. The Zoning Ordinance does not permit a wall to extend into the required front yard. Mr. Chamness wants to construct a 7 feet brick wall around the property which would include crossing the easement and extending into the required front yard on the Bordeaux Avenue frontage. Also, Mr. Chamness would like to construct a greenhouse in the required front yard area on the Bordeaux frontage. Mr. Chamness has applied for a variance for these three things.

Mr. Chamness was then asked to present his request to the Board. Mr. Chamness explained that instead of a wall crossing the easement on the west side of his property, a gate could be added that would provide access to the utilities. The wall crossing the easement on the east side of his property would be supported on an eighteen inch grade beam. Mr. Chamness agreed to provide access to the easement from Armstrong through his driveway if the wall was permitted across the easement. Mr. Chamness explained that the lot fronting Bordeaux would be utilized as a rear yard with accessory buildings including the greenhouse and he would like the wall in the required front yard to increase utilization of the area. Mr. Chamness explained that the easement going west to Douglas Avenue had been encroached upon with walls in the past. Mr. Chamness also added that if the wall needed to be removed to permit repairs to the utilities in the easement, he would replace the wall at his expense.

The Chairman then asked if anyone wished to speak in favor of the request. No one spoke. The Chairman then asked if anyone would like to speak in opposition to the request. No one spoke. Mrs. Clinton C. Pendery, 4224 Armstrong Parkway, spoke concerning the condition of the easement behind her house. She had noticed several times people walking either from or to Douglas Park using the easement and wished consideration of some type of fence to prevent traffic.

Mr. Ed Beren, architect for Mr. Chamness, added that the rear yard was needed and that shrubbery between the wall and the sidewalk on Bordeaux would shield the wall from the street.

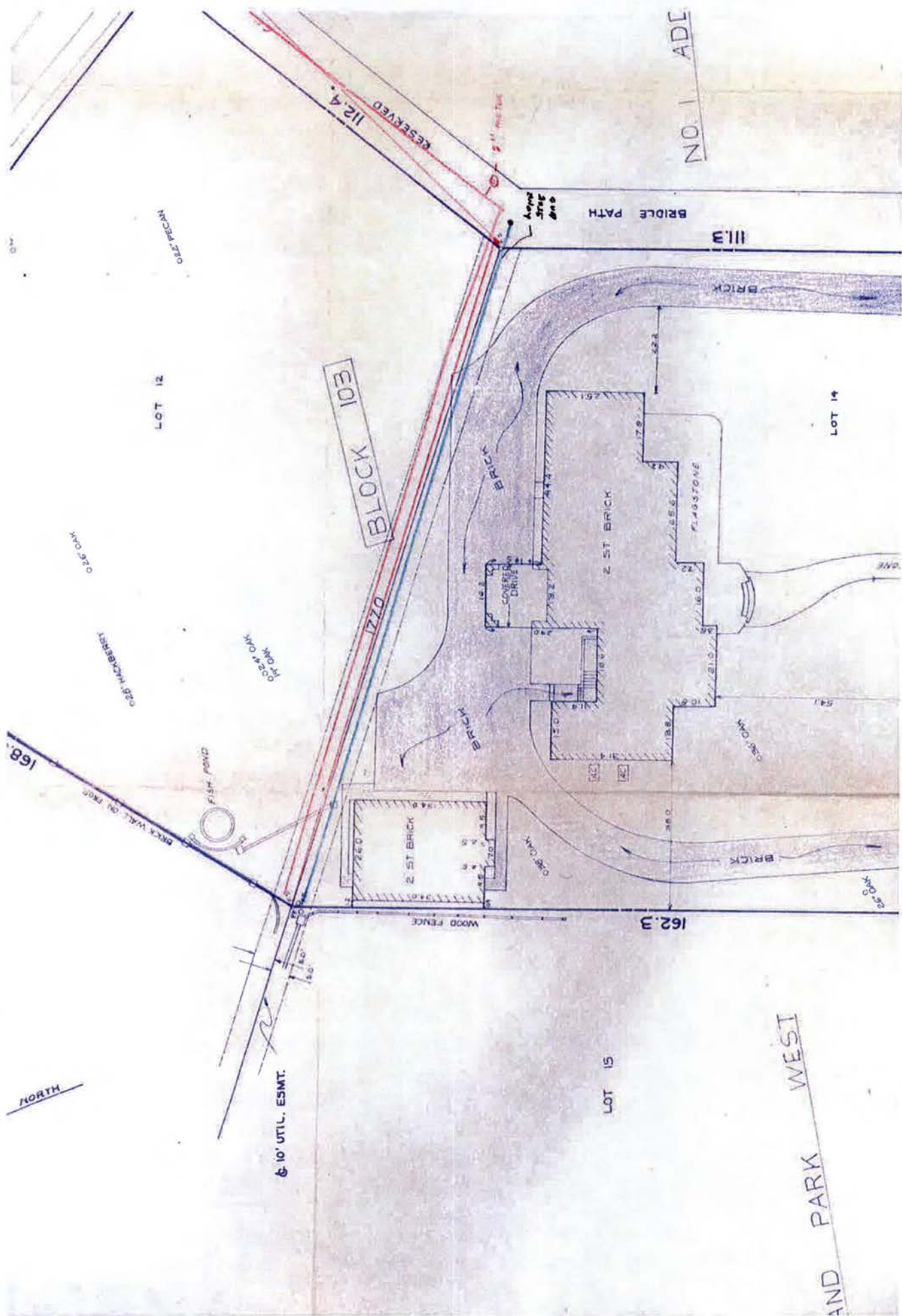
At 5:00 P.M. the Board went into executive session to consider this request. The Board felt that the work being planned for this building site would be a definite improvement but was concerned about the wall in the utility easement. The Secretary was asked to explain the merits of this request regarding the easement. The Secretary explained that since 1965 Highland Park had been opposed to the construction of fences or walls in utility easements. The Town would like to have the utility easements completely clear in all areas of the Town. However, in many locations of the Town existing walls and accessory buildings partially or completely block the easements. When Mr. Chamness made his application the staff opposed his request. Mr. Chamness' decision to cross the easement on the west side of his property with a gate rather than a wall created a much less objectionable situation. Providing a permanent access to the easement by way of his driveway on Armstrong definitely eases objections to the wall on the east side of his property. Also, his agreement to replace the wall if needed is to our advantage. The ideal situation would be to have the easement remain completely open as it has for many years. However, this is not possible if Mr. Chamness completes his planned work. His plans are to build a driveway over the easement. The Town Zoning Ordinance does not prohibit the construction of a driveway over an utility easement, only a building, fence or wall is prohibited. Mr. Chamness is aware that should the driveway be removed to repair utilities, the property owner will be responsible for replacing it.

The executive session was closed and the public hearing reconvened. Mr. Gifford Touchstone made a motion seconded by Mr. Sam Burford that the request for approval of the wall across the easement and into the required front yard and also to construct a greenhouse in the required front yard be approved subject to the following conditions: Mr. Chamness agree in a form approved by the Town Attorney to remove the wall from the easement upon request by the Town and to provide permanent access to the easement through his driveway off Armstrong Parkway. The motion passed unanimously. There being no further business before the Board the meeting was adjourned at 5:15 P.M.

Allen L. Oliver, Jr.
Chairman

ATTEST:

James Fisher
Acting Secretary



MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS HELD AT THE TOWN HALL ON TUESDAY, JULY 26, 1994 AT 4:00 P.M. TO CONSIDER THE REQUEST FROM ROBINSON A. SMITH, REPRESENTING OWNERS OF 4401 PRESTON ROAD FOR A VARIANCE FROM SETBACK PROVISIONS OF THE ZONING ORDINANCE TO PERMIT CONSTRUCTION OF A TWO-STORY SINGLE FAMILY RESIDENCE.

Present at the meeting were: Chairman Wm. D. White, Jr., Members George T. Reynolds, III. and J. D. Williamson, Jr., and Alternate Member Webber W. Beall, Jr.

Chairman White called the meeting to order and explained the procedure the Board would follow in considering the request.

James Fisher, Town Secretary, explained that application was made for a building permit to construct a two story residence at 4401 Preston Road. This building site is located at Preston Road and Armstrong Parkway. Section 8-402 (4) of the Zoning Ordinance requires lots with double frontage, running through from one street to another, to provide a minimum required front yard on both streets. A 27.7 ft. front setback is required on Armstrong and 32.7 ft. on Preston. The application provided only 19.7 ft. on Armstrong. Section 8-601 (1) of the Zoning Ordinance requires a 10 ft. setback from the rear property line to the main building. The application provides a 0 setback from the rear property line. Section 12-101 (1) of the Zoning Ordinance requires an attached accessory building to have the same front yard setback as the main building, which is 27.7 ft. on Armstrong. The application includes an attached accessory building, a 35 ft. x 22 ft. porte cochere, located only 5.7 ft. from the front property line on Armstrong. Section 15-101 of the Zoning Ordinance prohibits construction of a fence or wall in the required front yard. The application provides for a random height wood fence (8.0 ft. max) with stone columns and wrought iron gates along the property line on both Preston Road and Armstrong Parkway. Application has been made to the Board of Adjustment to consider variances from these requirements of the Zoning Ordinance to permit construction of the proposed new residence.

Notice of the meeting had been mailed to adjacent property owners within 200 feet of the property and published in the Park Cities News.

Meg Read, Realtor with Ebby Halliday, began the presentation. The property is owned by the E. L. Smith Estate. Jane Ann and Tom Workman are considering purchase of the property subject to the approval of the requested variances. The existing stucco and wood residence was constructed in 1927. The cost to renovate the existing structure exceeds the current value. The extension of the residence into the 27.7 ft. front setback is a balcony overhanging the front yard. At the rear of the residence a 10 ft. easement extends along the property line and will be left or paved to provide access. The Dallas County Appraisal District currently appraises the property at \$1,400,000. The list price is \$995,000. Considering the parkways on both sides of the street, the setback from Preston Road is 64.8 ft. to the corner of the intersection is 43.6 ft. and to Bordeaux is 17.1 ft. A precedence has been established for the fence along Preston Road. Most of the properties on Preston Road have fences on property lines.

Tom Workman explained that adhering to average setbacks on Preston Road and Armstrong Parkway is not practical for this property. If the fence line is not moved to the property line the site will lose security and privacy. Auto and pedestrian traffic at this location make the fence imperative. As a future owner of the property, the Workman's need to know if a compromise can be reached for appropriate development. The Workman's are just as concerned about property values as neighbors. Their desire is to build a home that is attractive. The Crow's and Beneke's had concerns about the style of home until they visited the Workman's present residence on Turtle Creek. Following the visit, Mr. and Mrs. Crow felt the development was acceptable. All residents within 200 ft. of the proposed residence were also invited to the Workman's present residence. Mr. Workman proposed a temporary recess to allow Board Members to visit his home. The proposed fence height varies from a low of 4 ft. to 8 ft. in height. At first, a thatched roof was proposed. Because of Building Code compliance problems, the plan is now for a tile or sculptured roof. General Electric has a new material that may meet Town requirements.

Collett Frederick with Nations Bank Trust submitted that for several years the property has been on the market. Each time a prospective purchaser investigated renovation costs for the existing residence they lost interest. The Trust had been unsuccessful in getting taxable values reduced on the property. Existing setbacks make redevelopment difficult.

Robert Payne, 4231 Armstrong Parkway, submitted that two years ago he had offered to purchase the property for \$500,000 and dedicate it to the Town on a condition that his son have a life estate to live there. The owners did not respond to the request.

The following letter was submitted in favor of the request:

Mr. Fisher,

Thank you for your July 5th notice of the Board of Adjustment regarding certain zoning ordinance variances relating to the redevelopment of 4401 Preston Road.

Mrs. Beneke and I have reviewed conceptual plans with Mr. Tom Workman. Our most serious concern was the proposed fence setback. But, the low density random height fence proposal will not in our opinion denigrate the corner in question especially if it is appropriately landscaped as anticipated.

The redevelopment promises some architecturally interesting features and could be a favorable event for the Town.

In summary, Mrs. Beneke and I have no objection to the requested variances.

*Yours very truly,
Ron Beneke*

Bob Payne, 4231 Armstrong Parkway, added that just yesterday Jack Knox had faxed a copy of the notice and plan for his review. Mr. Payne was concerned about the property because of its location into the Town. While not necessarily opposed to the request, he had concerns about the style of house proposed for Highland Park. A proposed mote and underground garage was not consistent with the neighborhood.

Mrs. Workman added that the proposed development would be their dream house. They love the lot. A mockup of the proposed fence was constructed at their existing residence for review. The residence would be approximately 6,000 sq. ft. with two bedrooms, one upstairs and one downstairs. The reason for the design is to protect the building site from adjacent traffic. Meg Read added that in contacting residents within 200 ft. Mrs. Wyckert, 4208 Armstrong Parkway last week had stated that she had no problem with the development and that her only concern was the thatched roof. The mote is only a decorative pond with recirculating water.

The following letters were received in opposition to the request.

Gentlemen:

I am a homeowner at 4225 Armstrong Parkway in the Town of Highland Park. I have received the Notice concerning the variances requested by Robinson A. Smith 4401 Preston Road.

I would like to register my objection to all of the variances requested. In my opinion, these variances would have a significant detrimental impact to the neighborhood and the present homeowners.

Thank you for your attention to this request.

*Sincerely yours,
Jack D. Knox*

Dear Mr. Fisher:

This letter represents my formal objection to the above referenced request. I own lots 12 and 14 of the Highland Park addition, better known as 4208 Armstrong Parkway and 4205 Bordeaux. My permanent residence is at this location and I am next door to the property under review by this Board. I have lived in this house for over 9 years and in Highland Park for most of my life.

After having reviewed the plans, I believe all of the requested variances negatively affect my property. The encroachment into the front yard setback by both the balcony and the porte cochere will make this house visibly out of line with the rest of the neighborhood, thereby reducing the line of site and obstructing the visual flow along Armstrong Parkway. The removal of the backyard setback will put the garage directly next to my property line, overlooking my yard and further invading my privacy. The random height fence which is proposed to surround the property will create an unsightly environment for the entire neighborhood, in addition to the fact that it is out of conformance.

Highland Park is a unique and traditional community. Those of us who live here pride ourselves on the environment we have created. We look to you to help protect this environment for us. Accordingly, I object to all the variances requested in the plans and drawings submitted to you by Mr. Smith at 4401 Preston Road. Please inform me as to the findings of your Board and your rulings with respect to the subject request.

*Sincerely,
Alinda H. Wikert
4208 Armstrong Parkway*

Gentlemen:

I have learned about the hearing covering the variances requested for 4401 Preston Road. As you know, this is at the corner of Preston Road and Armstrong Parkway and in the same block as my home, 4248 Armstrong Parkway. Based upon the information I have, I would like to lodge this as my protest to the variances requested for several reasons.

As you know, the Town of Highland Park has spent hundreds of thousands, if not millions, of dollars beautifying the area around the intersection of Preston Road and Armstrong Parkway, particularly Armstrong Parkway itself. This property sits adjacent to the lighted tree used at Christmas. One of the variances requested is a fence surrounding this property which, aside from obstructing vehicular traffic vision at an already confusing intersection, would be an eye sore at a place where the Town has taken great efforts to preserve in a beautiful state. It is unconscionable to me how the Appraisal Board could insist that property tax values on Armstrong Parkway are higher than other streets and the Board of Adjustment would seriously consider letting someone negatively impact this concept by granting the variances requested.

I also understand that a moat is being considered which aside from a possible eye sore, would be an invitation for vandals who already periodically cause havoc in the Priddy fountain, allowing them to simply go across the street to create more havoc in the moat. If this wouldn't be enough, then I am sure the Mallard Ducks residing in Turtle Creek would find the moat particularly inviting.

Given the value of the homes at and near the intersection of Armstrong and Preston road and the prestige of the residents (myself excluded), I would think that the Town would want 4401 Preston Road to end up as a showcase property, not something that looks like it is misplaced from far north Dallas. Thanking you, I remain,

Very truly yours,
Christie S. Flanagan

Facsimile to James Fisher:

We strongly oppose the Polynesian plans for 4401 Preston Road. A moat would not only be dangerous, but would draw bugs and mosquitos. The fence could be unsightly and eliminate the openness now required. The thatched roof is most inappropriate for the area and Town of Highland Park and might become a fire hazard. Suggest the proposed buyer might move to the South Pacific for this Disney World structure.

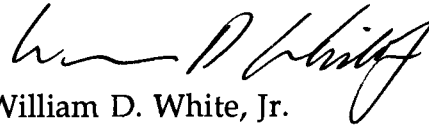
Jere W. Thompson
4217 Armstrong Parkway

At 4:45 p.m. the Board went into executive session to consider the request. Three residents within 200 ft. of the property were opposed to approving the variances. The Board had concerns with the setbacks on Armstrong Parkway.

Following a discussion, there was no motion to approve the request. Therefore, the request for variances at 4401 Preston Road were denied. Chairman White discussed the Board's decision with the applicants. Chairman White suggested that the neighbors be contacted and a plan developed that they all could support.

The public hearing was adjourned at 4:50 p.m.

APPROVED:



William D. White, Jr.
Chairman

ATTEST:



James Fisher
Town Secretary

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS HELD AT THE TOWN HALL, 4700 DREXEL DRIVE ON WEDNESDAY, OCTOBER 12, 1994 AT 4:00 P.M. TO CONSIDER A REQUEST FROM ROBINSON A. SMITH REPRESENTING OWNERS OF THE ESTATE OF 4401 PRESTON ROAD FOR A VARIANCE FROM FRONT YARD SETBACK REQUIREMENTS OF THE ZONING ORDINANCE TO PERMIT CONSTRUCTION OF A FENCE IN THE REQUIRED FRONT YARD ALONG ARMSTRONG PARKWAY AND PRESTON ROAD.

Present at the meeting were: Chairman, William D. White, Jr., Members, Webber W. Beall, Jr., Joel T. Williams, III., George T. Reynolds, III., and Alternate Member, R. William Gribble, Jr.

Chairman White called the meeting to order and explained the procedure the Board would follow in considering the request.

James Fisher, Town Secretary, explained that application was made for a permit to construct a new residence at 4401 Preston Road. The proposed structure was located within setback requirements of the Zoning Ordinance. However, a fence is proposed along the front property line of Armstrong Parkway and Preston Road. This building site provides frontage on both streets. Section 8-402 (4) of the Zoning Ordinance requires lots with double frontage to provide required front yard setbacks on both street frontages. Section 15-101 of the Zoning Ordinance prohibits construction of a fence in the required front yard. The application provides for the fence to be predominately 4 feet in height with some sections increasing to 6.5 feet in height. The fence would be wood and iron with masonry sections. At several points metal lanterns will be mounted on wood or iron posts attached to the fence. The lanterns will be installed with a maximum height of 8 feet.

Mr. Dick Rodgers began the presentation and explained that he represented heirs of the E. L. Smith Estate at 4401 Preston Road. In reviewing the application, Mr. Rodgers had examined the property to determine hardship as required by the Zoning Ordinance for Board of Adjustment consideration. Considering the location of the property, the shape of the site, and the double frontage, a hardship is created in developing the property to meet Zoning Ordinance requirements. Mr. Rodgers explained that he felt the applicants had considered opposition of neighbors from the previous Board of Adjustment hearing. The main building had been moved to within setbacks required by the Zoning Ordinance. Because of the shape of the lot the property cannot be fenced and meet Zoning requirements. Mr. Rodgers submitted elevations of the proposed residence. Mr. Smith then explained that the fence will be wood with iron stakes and meander along the property line. Sections will be masonry and stucco particularly where gates are located. The height of the wood and iron fence will be 4 feet. The masonry sections increase to a height of 4 feet 9 inches at the gates. Mr. Rodgers felt that most objections were to the fence along Armstrong Parkway instead of Preston Road. The existing residence was built in 1928 and bought by the Smiths in 1930. Mr. Rodgers submitted

aerial photos indicating the location and shape of the property. Security is a concern. The fence will provide some security as well as defining the property to prevent cutting across the property at the intersection. The Zoning Ordinance was developed for fence installations on regular shaped lots that provide side and rear yards. Mr. Rodgers submitted a memorandum prepared by Jack Knox describing opposition to the request. Mr. Rodgers felt that Mr. Knox did not understand that the proposed height is not 8 feet for the fence. Only the lanterns will be installed at 8 feet. Also, the memo suggested that the fence would block the view at the intersection. The property is setback from the Preston Road/Armstrong Parkway intersection and will not create a traffic hazard. The lighting is decorative only with a light proposed approximately every 50 feet. The fence is designed to provide an almost unobstructive view into or out of the site. The gates will be motorized but will be quite and not create noise. This property has been on the market for over four years. The high cost of renovating the existing house has prevented selling the property.

Dick Rodgers summarized the proposal by requesting the Board not limit construction of the property to requirements for rectangular building sites. A large area is provided between the street pavement and the property line on Armstrong Parkway. The property could be developed with a hedge along the property line and not violate the Zoning Ordinance. Several other properties in the area including along Westway Avenue and Armstrong Parkway provide fence along street frontages. The Austin property on Armstrong Avenue provides a wall on the front property line. Mr. Rodgers asked for relief to permit construction of the fence. The applicant had tried to address concerns from the last meeting. The multi-million dollar home will be an asset to the neighborhood. Mr. Rodgers asked the Board to consider the quality of the comments from adjacent property owners objecting to the fence. If necessary, the applicant could review the setback along Armstrong Parkway, and if necessary, the Board could postpone the hearing and meet at a later date to consider alternatives.

The following letters were submitted supporting the request:

I have no objections to the variance request at 4401 Preston Road.

*Alinda Hill Wikert
4208 Armstrong Parkway*

Gentlemen:

Mrs. Beneke and I strongly recommend your approval of the proposed variance at 4401 Preston Road to allow a low density fence of variable height from 4 1/2 to 8 feet. We urge you to limit the variance, however, to the proposed low density fence as represented in the variance request, which when demolished should not be replaced without a subsequent variance.

If that sort of variance is granted, clearly, the low density of the fence and accompanying foliage

will provide screening at the line of the sidewalk which is typical of the neighborhood and not dissimilar to the screening provided by the landscaping on our property line.

The configuration the corner property owned by the Town itself provides clear traffic views from either direction.

Jane and I see nothing unwholesome or prejudicial about the redevelopment of this property. If the Wikerts, Mrs. Hager, the Joneses, the Hunts and the Crows do not object - and I understand that they do not - and we do not object, why would anyone else?

We urge granting of the limited variance.

*Yours very truly,
Ron Beneke*

Gentlemen:

I am a resident of Highland Park, my address is 4330 Bordeaux. I have become aware of the above referenced request for a variance for the proposed redevelopment of 4401 Preston Road. I have looked at the proposed plan and elevation and believe that the proposed house will be a valuable addition to Highland Park and vast improvement over the existing structure which has remained vacant for several years.

*Yours very truly,
P. E. Esping*

The Board discussed the fence and the proposed main building. The residence will be stone and masonry with a slate roof. Three sets of gates will be provided. The fence will provide security and also allow the property owners to see out as well as provide an openness from the street. Cutting across the property at the corner would be eliminated. The grade of the property is higher at the center of the lot. From the sidewalk to the main building, the grade changes approximately 3 feet.

The following letters were received in opposition to the request:

Gentlemen:

I am a homeowner at 4225 Armstrong and have received a copy of a request for a variance for Robinson A. Smith at 4401 Preston Road to construct a fence and motorized gates adjacent to the sidewalk on both the Armstrong Parkway and Preston Road sides of the property. I object to the granting of this variance for the following reasons:

- 1. A six-foot high fence along this property line adjacent to the sidewalk will be an eyesore and will be inconsistent with the existing properties.*

2. *Armstrong Parkway is known for its park-like settings and open landscapes and a contingent purchaser of a property should not expect the existing neighbors to acquiesce to a six or eight foot high fence to their detriment.*
3. *With the lanterns that are proposed to be added, the fence will then go to a height of 8 feet which will surely cause the intersection of Preston and Douglas to be dangerous since the view from Armstrong to the north on Preston will be blocked by this fence.*

I strongly object to this proposed fence.

*Jack D. Knox
300 Crescent Court, Su 1620
Dallas, TX 75201*

We strongly endorse this statement.

*Louri Davis
4252 Armstrong*

Dear Sirs:

Regarding the addition of the gates to be constructed on the property at 4401 Preston, I consider it most unattractive and not in keeping with the surrounding homes.

*Sincerely,
Mrs. J. Fred Schoellkopf, Jr.
4216 Armstrong Parkway*

I am a resident at 4236 Armstrong Parkway. I vehemently oppose the proposed fence at 4401 Armstrong Parkway.

Bertha Ahlschlager

Gentlemen:

I am a homeowner at 4236 Armstrong Parkway and have received a copy of a request for a variance for Robinson A. Smith at 4401 to construct a fence and motorized gates adjacent to the sidewalk on both the Armstrong Parkway and Preston Road sides of the property. I object to the granting of this variance for the following reasons:

- a.) *A six-foot high fence adjacent to the sidewalk will not be consistent with the existing properties.*
- b.) *Armstrong Parkway, as well as the Town of Highland Park, is beautiful in its*

own rights because of the park-like settings and open landscapes. A six foot high fence and motorized gates will aesthetically destroy the serene and tranquility that our neighborhood is known for. In my opinion, a contingent purchaser of a property should not expect the existing neighbors to sit by passively and watch their peaceful neighborhood be destroyed.

I am writing this letter to let you know that I strongly oppose the building of this proposed fence.

Bertha L. Ahlschlager

I, T. H. Obenchain wish to object to the variance to build a fence along Armstrong Pkwy and Preston Rd.

- 1. I feel this fence would destroy the aesthetic appeal of the neighborhood.*
- 2. This fence would create a traffic hazard.*
- 3. The architecture can be changed at a later date any time in the future without consultation.*

*Respectfully,
4242 Armstrong Pkwy
T H Obenchain*

Jack Knox, 4225 Armstrong Parkway explained that he would like to have the Workmans as neighbors but has concerns about the fence along Armstrong Parkway. Fences in front yards once approved tend to multiply. Based on aesthetics, Mr. Knox objects to the fence on Preston Road as well as Armstrong Parkway.

Mrs. Lewis F. Davis, 4252 Armstrong Parkway, stated that she would like to put a fence around her property but realizes that a fence in the front yard would not be good for the neighborhood.

David Obenchain, son of T. H. Obenchain, 4242 Armstrong Parkway asks that if approved by the Board could the design or architecture of the fence change. Mr. Obenchain did not object to a 4 foot fence but did an 8 foot fence. The Board explained that if approved, the fence would be limited to the design submitted to the Board for consideration.


The Board went into executive session to discuss the request. Generally the Board did not object to the fence along Preston Road. Both sides of Preston Road provided fences along the property lines. All members felt that the shape and location of the property provided jurisdiction for the Board to consider the variance. The Board was concerned about precedence that might be set if approved, and the fact that a berm or hedge could be installed and not need Board approval. Also, the Board felt that 4 feet in height did not provide very much security. The applicant has suggested that the fence along

Armstrong Parkway could be reviewed to determine if additional setback could be provided. There was no motion to approve the variance for the fence in the front yard.


Chairman White suggested that with the number of neighbors objecting, the variance would be hard to approve. The Board could recess the public hearing to give the applicant an opportunity to consider alternatives and obtain support from the neighbors. The Board felt the fence along Preston Road was not objectionable. The Board asked the Town Secretary to provide at least 10 days to 2 weeks notice before rescheduling the public hearing. The applicant explained that they could wait until the next Board of Adjustment public hearing to reconsider their request.

At 5:00 p.m. the public hearing to consider a request for a variance from Zoning Ordinance requirements to permit construction of a fence in the required front yard at 4401 Preston Road was recessed.

APPROVED:


William D. White, Jr.
Chairman

ATTEST:


James Fisher
Town Secretary

MINUTES OF A MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF HIGHLAND PARK, TEXAS HELD AT THE TOWN HALL, 4700 DREXEL DRIVE, ON TUESDAY, NOVEMBER 15, 1994 AT 4:00 P.M. TO RECONVENE A PUBLIC HEARING HELD ON OCTOBER 12, 1994 TO CONSIDER A REQUEST FROM OWNERS OF 4401 PRESTON ROAD FOR A VARIANCE FROM FRONT YARD SETBACK REQUIREMENTS OF THE ZONING ORDINANCE TO PERMIT CONSTRUCTION OF A FENCE IN THE REQUIRED FRONT YARD.

Present at the meeting were: Chairman, William D. White, Jr., Members Webber W. Beall, Jr., Joel T. Williams, III., and George T. Reynolds, III., and Alternate Member R. William Gribble, Jr.

Chairman White reconvened a public hearing that was recessed on October 12, 1994 after receiving testimony from the applicant and adjacent property owners concerning a request to construct a fence in the required front yard at 4401 Preston Road. James Fisher, Town Secretary explained that the request on October 12, 1994 included constructing a fence along both the Armstrong Parkway and Preston Road front property line. Since October 12, 1994, the applicant has amended the application to delete the fence from the required front yard on Armstrong Parkway. The fence is still proposed along Preston Road, however, the gates have been deleted. A circular drive is now proposed in the Preston Road front yard. The drive will be a maximum of 26 ft. wide to accommodate a four car garage.

Mr. Dick Rodgers, representing owners of the E. L. Smith estate, explained that most objections from the October 12, 1994 hearing concentrated on the fence along the Armstrong Parkway frontage. Plans have been modified to relocate the fence 22.7 ft. inside the Armstrong Parkway property line which is along the front setback line. The style and type of fence is the same as proposed at the October 12, 1994 public hearing. The gates will open into the Armstrong front yard. The 26 ft. wide drive is needed to provide access to the four car garage.

The following letters were received in support of the request:

To Whom It May Concern:

November 10, 1994

I have reviewed the site plan proposed by the Workmans for 4401 Preston Road. The rendition is lovely and will be a beneficial addition to the neighborhood. It is rewarding to me to have someone who wants to beautify the community on property adjacent to mine. I endorse the proposal.

Sincerely, Alinda H. Wikert

Gentlemen:

I have previously written a protest to the fence surrounding the property down the street from my own which is located at the corner of Armstrong Parkway and Preston Road. I have now been furnished by the Smith family a new rendering showing a revision to the fence which moves the location of the fence on the Armstrong Parkway side no closer than 22'7" from the sidewalk which I understand is within the building setback lines. The fence is still abutting the sidewalk on the Preston Road side, but I have no objection to that location on the Preston Road side.

Based upon this new rendering and assuming the fence is placed as located on the rendering, I withdraw my objection to the variance for the fence along the Armstrong Parkway side of the property provided the fence is no closer than 22'7" from the sidewalk.

Very truly yours, Christie S. Flanagan

cc: Mr. Terry Smith via fax 526-8437

Dear Mr. Fisher:

This letter will confirm my approval of the plans of Mr. and Mrs. Tom Workman and the Smith family as presented to us for the proposed fence on the property located at 4401 Preston Road.

November 5, 1994

Yours truly, Mrs. J. Fred Schoellkopf, Jr.

Gentlemen:

I have received Mr. Workman's plans for the Smith Estate at the corner of Armstrong and Preston. I have no objection to a variance for the fence on the Preston Road side of the property.

November 14, 1994


Sincerely yours, Jack D. Knox

There was no opposition to the request.

On a motion by Joel T. Williams, III., seconded by George T. Reynolds, III., the Board voted unanimously to approve the request from owners of the E. L. Smith Estate, 4401 Preston Road for a variance from requirements of the Zoning Ordinance to permit construction of a wood and iron fence with masonry and stucco sections located in the Preston Road required front yard, and to construct a 26 ft. wide circular driveway in the required front yard.


There being no further opposition, the meeting was adjourned at 4:20 p.m.

APPROVED:



William D. White, Jr.
Chairman

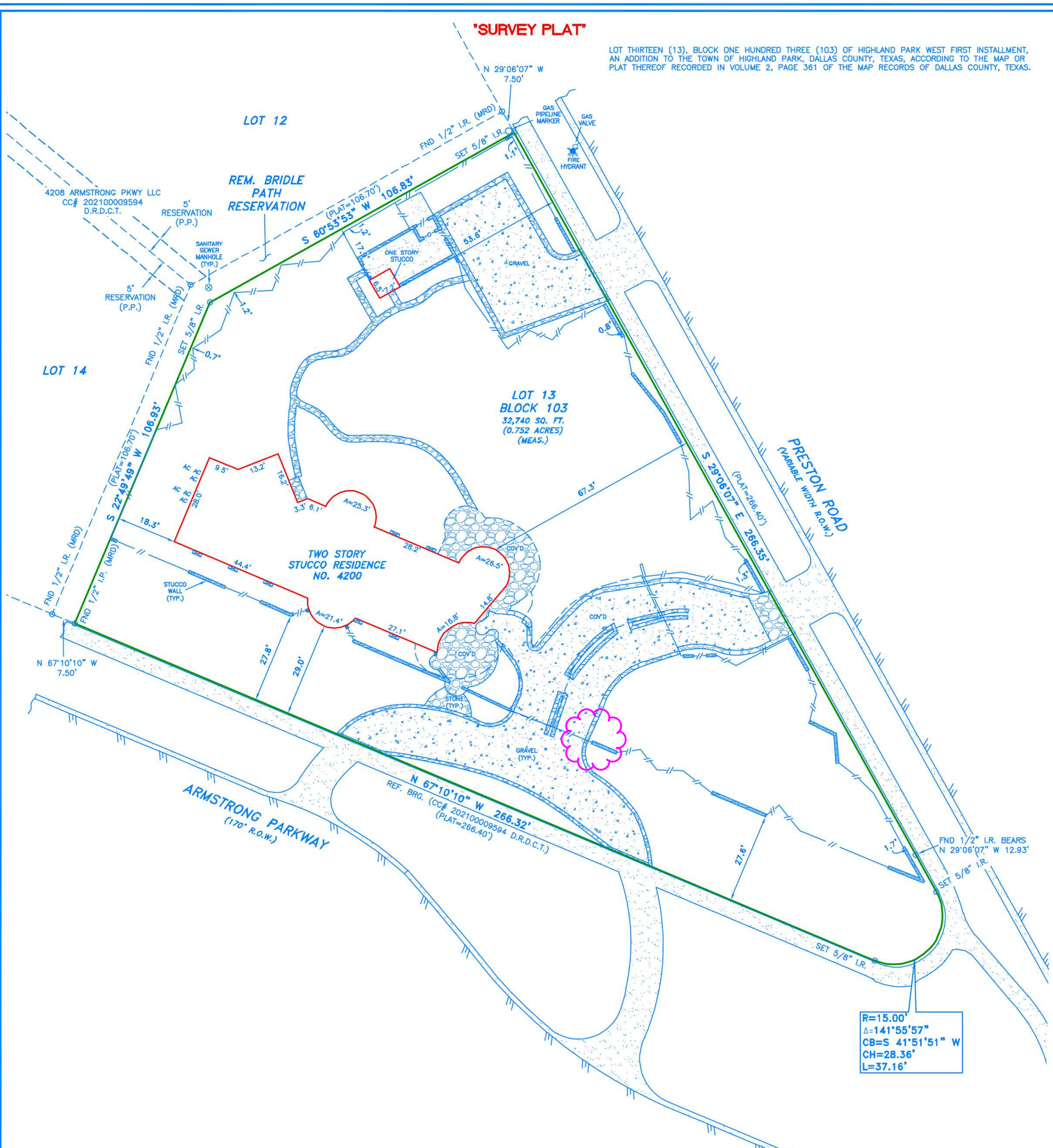
ATTEST:



James Fisher
Town Secretary

'SURVEY PLAT'

LOT THIRTEEN (13), BLOCK ONE HUNDRED THREE (103) OF HIGHLAND PARK WEST FIRST INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 361 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



ADDRESS: 4200 ARMSTRONG PARKWAY

NOTES:
 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5587".
 2) (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: WILLISTON FINANCIAL GROUP GF#:2453 DATE: 08/26/2024 JOB NO.:24-08-115

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. 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 OF NO. 2453 PROVIDED BY WILLISTON FINANCIAL GROUP 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 MY RED SEAL AND SIGNATURE.
--- CHAIN LINK FENCE	
--- WIRE FENCE	
--- WROUGHT IRON FENCE	
--- COLUMN	
--- POWER POLE	
--- WATER METER	
--- POWERLINE	
--- OVERHEAD SERVICE LINE	
--- TRANSFORMER AND PAD	
--- GAS METER	
--- ASPHALT SURFACE	
--- CONCRETE	



Global Land Surveying, Inc.
 SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.
 17111 PRESTON RD. STE: 1355
 DALLAS, TEXAS 75248
 PHONE (972) 881-1700
 JMORGAN@GLS-INC.COM
 FIRM NO. 10016300

'SURVEY PLAT'

POINT OF BEGINNING

R=1592.00'
 Δ=06°29'12"
 CB=S 32°20'44" E
 CH=180.14'
 L=180.24'

DocuSigned by:
 Clay Cooley
 12/30/24/2025 4:48:11

PROPERTY DESCRIPTION:

BEING ALL OF LOTS 12 AND 14, IN BLOCK 103, AND THE NORTHWEST 7.5 FEET OF A RESERVED BRIDGE PATH ADJACENT TO THE SOUTHWEST LINES OF SAID LOTS 12 AND 14, OF HIGHLAND PARK WEST, FIRST INSTALLMENT, AN ADDITION TO THE TOWN OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 381, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 1.147 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LESLIE WARE AND AMY WARE, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 200800310145, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BORDEAUX AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), AT THE MOST NORTHERN CORNER OF SAID LOT 12, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1592.00 FEET, A CENTRAL ANGLE OF 06°29'12" AND A CHORD WHICH BEARS SOUTH 32°20'44" EAST, A DISTANCE OF 180.14 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CURVING SOUTHWEST RIGHT-OF-WAY LINE OF SAID BORDEAUX AVENUE, AN ARC DISTANCE OF 180.24 FEET TO A POINT FOR CORNER AT THE END OF SAID CURVE;

THENCE SOUTH 29°08'07" EAST CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BORDEAUX AVENUE, A DISTANCE OF 12.38 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN CORNER OF SAID 1.147 ACRE TRACT;

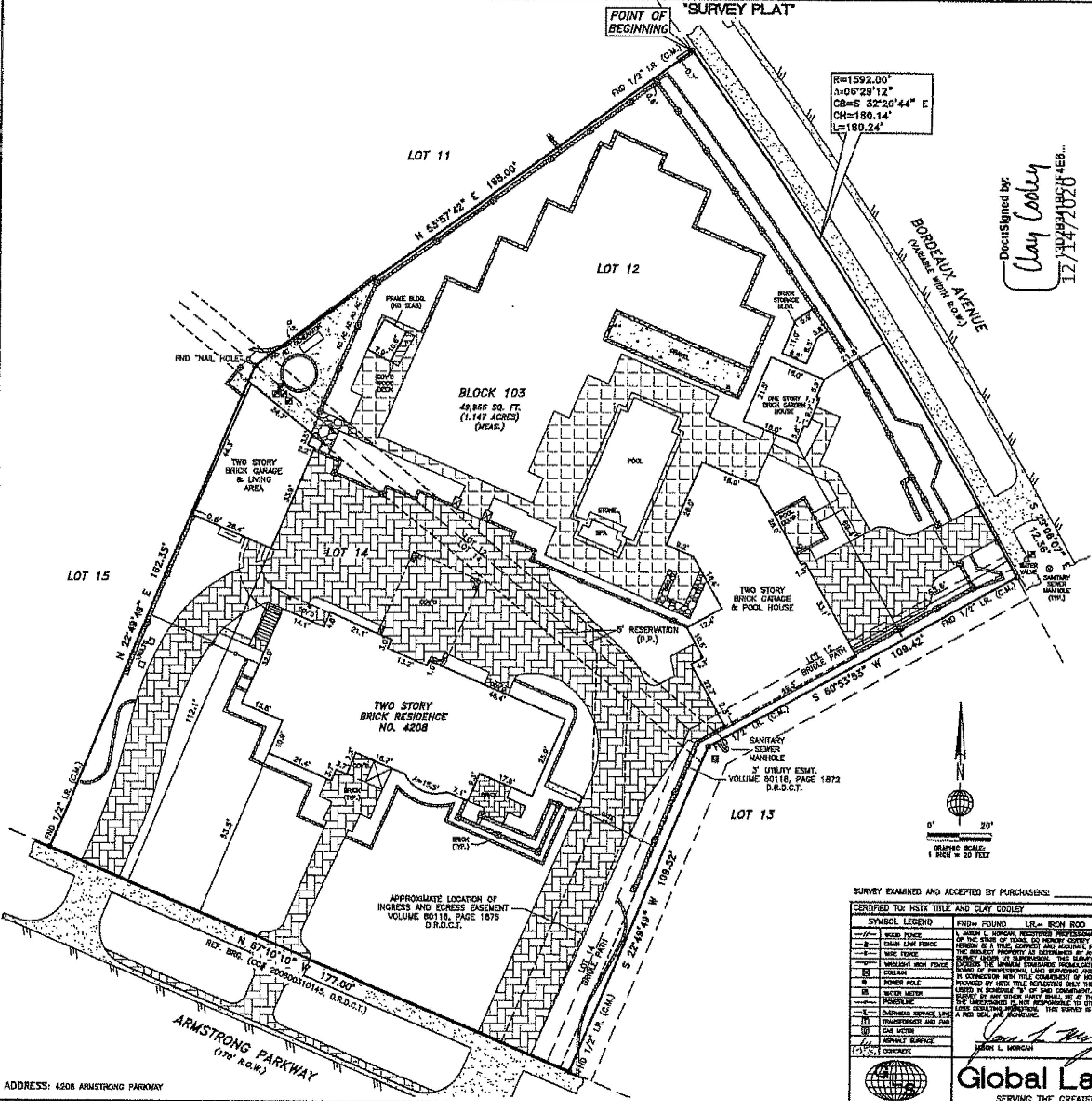
THENCE SOUTH 50°53'53" WEST ALONG A SOUTHWEST LINE OF SAID 1.147 ACRE TRACT, A DISTANCE OF 109.42 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT AN ANGLE POINT;

THENCE SOUTH 22°49'49" WEST CONTINUING ALONG A SOUTHWEST LINE OF SAID 1.147 ACRE TRACT, A DISTANCE OF 309.52 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERN CORNER OF SAID 1.147 ACRE TRACT, IN THE NORTHEAST RIGHT-OF-WAY LINE OF ARMSTRONG PARKWAY (170' RIGHT-OF-WAY);

THENCE NORTH 87°10'10" WEST ALONG THE NORTHEAST LINE OF SAID ARMSTRONG PARKWAY, A DISTANCE OF 177.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST WESTERN CORNER OF SAID LOT 14;

THENCE NORTH 22°49'49" EAST ALONG THE NORTHWEST LINE OF SAID LOT 14, A DISTANCE OF 162.35 FEET TO A "NAIL HOLE" FOUND FOR CORNER AT MOST NORTHERN CORNER OF SAID LOT 14 AND THE MOST WESTERN CORNER OF SAID LOT 12;

THENCE NORTH 53°57'42" EAST ALONG THE NORTHWEST LINE OF SAID LOT 12, A DISTANCE OF 189.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 49,966 SQUARE FEET OR 1.147 ACRES OF LAND.



NOTES:

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

2) THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN DOCUMENT RECORDED IN VOLUME 1057, PAGE 540, VOLUME 80118, PAGE 1872, VOLUME 80118, PAGE 1873 AND VOLUME 81205, PAGE 3403, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY FLOOD INSURANCE POLICY NO. 480178 83384, 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.

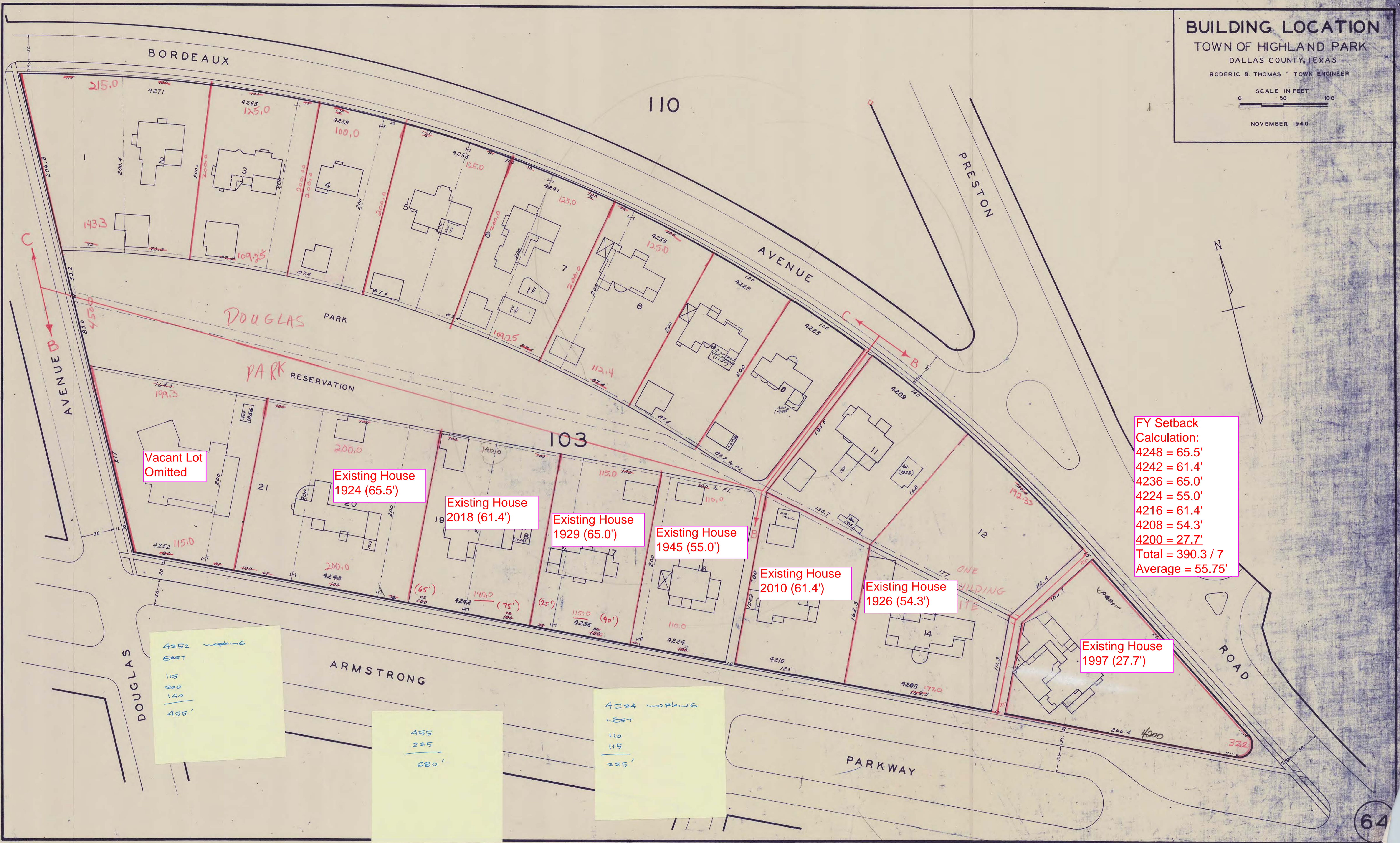
SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____ DATE: _____

CERTIFIED TO: HSTX TITLE AND CLAY COOLEY

SYMBOL LEGEND: FND= FOUND, LR= IRON ROD, P= IRON PIPE, ESMT= EASEMENT, B.L.= BUILDING LINE, C.M.= CONTROL MONUMENT

GLOBAL LAND SURVEYING, INC. 1705 TARRANT LANE PLANO, TEXAS 75075 PHONE (772) 381-7000 JLMOR@GLS-INC.COM FIRM NO. 10018308

ADDRESS: 4208 ARMSTRONG PARKWAY



Vacant Lot Omitted

Existing House 1924 (65.5')

Existing House 2018 (61.4')

Existing House 1929 (65.0')

Existing House 1945 (55.0')

Existing House 2010 (61.4')

Existing House 1926 (54.3')

Existing House 1997 (27.7')

FY Setback Calculation:
 4248 = 65.5'
 4242 = 61.4'
 4236 = 65.0'
 4224 = 55.0'
 4216 = 61.4'
 4208 = 54.3'
 4200 = 27.7'
 Total = 390.3 / 7
 Average = 55.75'

4252 working
 EAST
 115
 200
 140

 455'

455
 225

 680'

4224 working
 WEST
 110
 115

 225'