



(Established 1982)

P.O. Box 190912
Dallas, TX 75219
Phone: 214-802-7235
info@oaklawncommittee.org

Full Agenda (subject to change)

Tuesday, February 4, 2020, 6:30 PM

Meeting Location: Theatre 3 at the Quadrangle

Welcome to the Oak Lawn Committee

Link to the presentations:

https://drive.google.com/drive/folders/1IZSXCKtJKpNFJBARkrdkL6C_fdYOEjaF?usp=sharing

A. New Business

1. **Project: 1909 Woodhall Rodgers Frwy/2121 N Harwood**
District/Current Zoning: District 14; PD 193 HC
Case: NA
Hearing Date: TBD
Presenter: Walt Mountford/Michael Alost
Developer: KDC
Request: TBD, will depend on schematic design of proposed project, but they wish to make an initial presentation to the OLC
2. **Project: 2801 Wycliff**
District/Current Zoning: District 2; PD 193 O2
Case: NA
Hearing Date: TBD
Presenter: Tommy Mann
Developer: Centurion American
Request: PDS to repurpose existing building for hotel, restaurant and office uses
3. **Project: 2910 N Hall**
District/Current Zoning: District 14; PD 193 LC
Case: NA
Hearing Date: TBD
Presenter: Dallas Cothrum
Developer: Merritt Development Group
Request: FAR, parking and landscape
4. **Project: 2913 Fairmount**
District/Current Zoning: District 14; PD 193, PDS 149
Case: NA
Hearing Date: TBD
Presenter: Dallas Cothrum
Developer: Ferrer
Request: FAR and height

Hilda Rodriguez, President
Kyle Lyon, Vice President

Brenda Kronenberg, Oak Lawn City Hall Liaison
Cricket Griffin, Secretary/Treasurer

Recess (5 Minutes)

- B. Committee Business and Subcommittee Reports**
1. Approval of Minutes and Treasurer's Report
 2. Liaison to City Hall report
 3. Committee Reports

Minutes December 3, 2019

The meeting was called to order at 6:30 pm by President Hilda Rodríguez. A quorum of 49 Active Members of 51 members was present.

1. Approval of Minutes and Treasurer's Report:

A motion was made by Olivia Tompkins and seconded by Nancy Weinberg and approved by unanimous vote of the Active Members to adopt the November 12, 2019 minutes as presented.

A motion was made by Brenda Kronenberg and seconded by Tony and approved by unanimous vote to adopt the treasurer's report for November 30, 2019 as true and correct.

2. Case Recommendations:

Case #1: 5490 Denton Drive

Courtesy Presentation. Send thank you letter and state any BOA or change should be presented to OLC.

Case #2: 2913 Fairmount

A motion was made by Brenda Kronenberg and seconded by Kyle Lyon that do not support the project as submitted. Asking them to consider but not limit their changes to:

- Please provide all the documentation listed on our application including rendering on all four sides of the proposed structure.
- Please do community outreach and report the results to us in either a list or a color-coded map of the area showing us those in support of or opposed to the project.
- The massing of the "by right" building is misleading. If you wish to provide such a slide, please make sure it reflects the current zoning.
- The Committee reviewed a project for this same site, also asking for increased FAR, a couple years ago and did not support it. How is this project different?
- As previously expressed, there's increased concern about construction logistics in our neighborhood. Please provide a site logistics plan to include the location of the crane, where material staging will take place, and how traffic will be disrupted.
- Please provide the results of a traffic study in conjunction with the impact of future nearby surrounding developments taking place in this area.
- Please consider closing the proposed venues at midnight and prohibit bars, lounges and taverns. There's concern on street level disruption and noise of open terraces onto adjacent properties.
- Give us an idea of how noise will be remediated when events use the top floor outside areas.
- We are concerned about the valet flow of traffic as the garage entrance will cause two left turns on Fairmount.
- Please focus on street level activation when designing the ground floor restaurant lawn space, making the entrance pedestrian friendly instead of motor court entrance.
- There are three curb cuts – into the motor court; out of the motor court; into the garage, in rethinking valet parking for the site can the three be reduced by taking valet into the parking garage and out of the motor court.

The motion carried by unanimous vote.

Case #3: 2910 N Hall @ Oak Grove

Shelly Potter made a motion, seconded by Sue Krider, that we do not support the project as presented and ask the developer to continue to work on the plan. The motion carried by all but one vote.

- Community outreach. We believe it's an important element of our decision-making process. Please continue to reach out to both residential and commercial neighbors that have not been contacted. That includes, but is not limited to, the people/entities from the emails we've recently received and forwarded to you. It's helpful for us to see who you've contacted, and this can be accomplished with a list or with a colored map.
- The new design for valet services. As is, it deactivates the street taking away from the pedestrian experience.
- The PD-193 landscape plan specifies street level plantings for the benefit of the experience on the street level – it's of no benefit to the community to have some of the landscaping deficit made up for on an upper level.
- A frequent item in all the cases we see is how construction will negatively impact the streets. Please provide a construction logistics plan focusing on traffic disruption and sub-contractor parking.
- The mass of the podium level parking continues to be a concern. Please consider below grade parking.

3. 2020 Calendar – a copy of the 2020 meeting dates was circulated.

4. City Hall Liaison Report

Sue Krider reported that the Herschel project pushed their CPC hearing date by a month in order to present the project to the CPC Commissioner Wayne Garcia; the Quadrangle project was unanimously supported by the CPC commissioners and moves to City Council for consideration.

5. Other business

New Protocol: A motion was made by Sarah Dodd and seconded by Rob Elmore to establish a new protocol that all courtesy presenters be advised that if they contemplate development that might require BOA or Zoning change after construction has commenced that they present to us a complete package as our application requires. That knowledge might cause different or more questions. In addition, a new related protocol was established that states if a package submitted by the presenter does not contain all the requisite information and the developer can't provide that by meeting time, the project will not be included on the agenda until such a time as a complete package is available. The motion carried by unanimous vote.

New Committee: Rob Elmore will chair a new committee designated as The Strategic Planning Committee that will work with the city to take a better look at density vis-à-vis projects that have been added to PD-193 in the last couple of years. Members Susann Farren, Sarah Dodd, Valynda Ewton, Rob Prejean, Courtney Spellacy, Daniel Church and Sue Krider joined the committee.

Condo Voting Committee: Adam Murphy reports attached hereto but summarized below:

- There are pros and cons to allowing individual owners the right to complete a reply form for an individual unit. There is risk that if you don't get 50% + 1 agreeing to support or not support, then no ballots will be counted. Whereas, if an HOA Governing Body casts a vote on behalf of all units, it can have a big impact on the total count for the city.
- Our recommendation is to educate all OLC members on this process for condo owners. We encourage all condo owners to have discussions with their Governing Body regarding this information so that they will be prepared for when cases do come up that are within 500 feet of their association. It is important for Governing Bodies to engage all owners in a healthy dialogue to see if they want to support or not support a proposed development that is within 500 feet of their association.

- If condo owners want to give individual owners the right to cast the reply form, they would need to add additional information into their bylaws. HOA's should consult an attorney or appropriate person to facilitate this process.

Code Compliance Committee: Nancy Weinberg reported that her committee has met and as a first step will meet with the three compliance officers that work our area. The idea is to focus on major violations and figure out how the OLC can help them do their jobs more efficiently.

Membership Committee Report: Cricket advised that all members should fill in a new application so we can update our records. Cricket also provided 2020 Meeting Calendars.

Special Presentations: Awards were given to Sue Krider and Paul Ridley thanking them for their service to the OLC and the Community. Council Member David Blewett was in attendance and extended his thanks to Paul Ridley.

There being no further business, the meeting was adjourned.
HMR/cg

Attachments to Minutes: Letters to Presenters

December 4, 2019

Mr. Howell Beaver
Oden Hughes
5440 Harvest Hill Road, Suite 101
Dallas TX 75230

RE: 5490 Denton Drive

Dear Mr. Beaver:

Thank you for presenting the Denton Drive project to the Oak Lawn Committee last evening. We understand that you are building by right and are underway. Please contact us if and when you need the variance that you indicated last evening.

In addition, thank you for the update on the Office Depot site. We appreciate being able to park there and are already looking for alternate parking for our members and visitors.

Sincerely,

Hilda M. Rodríguez
President
HMR/cg

cc: The Honorable David Blewett
Mr. Wayne Garcia, City Plan Commissioner
Ms. Sue Krider, OLC City Liaison

December 4, 2019

Mr. Dallas Cothrum
Masterplan Consultants
900 Jackson Street, Suite 160
Dallas TX 75202

RE: 2913 Fairmount

Dear Mr. Cothrum:

Thank you for presenting to the Oak Lawn Committee yesterday evening. The Committee does not support the project as presented but understands that this project is in the early stage and appreciates the presentation. The committee also voted to no longer accept, as agenda item, a presenter with a presentation that does not include all application requirements.

Please have your client and design team consider the following as the project continues to be develop, but do not limit yourselves to these points:

- Please provide all the documentation listed on our application including rendering on all four sides of the proposed structure.
- Please do community outreach and report the results to us in either a list or a color-coded map of the area showing us those in

support of or opposed to the project.

- The massing of the “by right” building is misleading. If you wish to provide such a slide, please make sure it reflects the current zoning.
- The Committee reviewed a project for this same site, also asking for increased FAR, a couple years ago and did not support it. How is this project different?
- As previously expressed, there’s increased concern about construction logistics in our neighborhood. Please provide a site logistics plan to include the location of the crane, where material staging will take place, and how traffic will be disrupted.
- Please provide the results of a traffic study in conjunction with the impact of future nearby surrounding developments taking place in this area.
- Please consider closing the proposed venues at midnight and prohibit bars, lounges and taverns. There’s concern on street level disruption and noise of open terraces onto adjacent properties.
- Give us an idea of how noise will be remediated when events use the top floor outside areas.
- We are concerned about the valet flow of traffic as the garage entrance will cause two left turns on Fairmount.
- Please focus on street level activation when designing the ground floor restaurant lawn space, making the entrance pedestrian friendly instead of motor court entrance.
- There are three curb cuts – into the motor court; out of the motor court; into the garage, in rethinking valet parking for the site can the three be reduced by taking valet into the parking garage and out of the motor court.

Sincerely,

Hilda M. Rodríguez, President
HMR/cg

December 4, 2019

Mr. Dallas Cothrum
Master Plan Consultants
900 Jackson Street, Suite 640
Dallas TX 75202

RE: 2910 N Hall Street – Hall @ Oak Grove

Dear Mr. Cothrum:

Thank you for presenting to the Oak Lawn Committee yesterday evening. The Committee does not support the project as presented. Some of the concerns include, but are not limited to:

- Community outreach. We believe it’s an important element of our decision-making process. Please continue to reach out to both residential and commercial neighbors that have not been contacted. That includes, but is not limited to, the people/entities from the emails we’ve recently received and forwarded to you. It’s helpful for us to see who you’ve contacted, and this can be accomplished with a list or with a colored map.
- The new design for valet services. As is, it deactivates the street taking away from the pedestrian experience.
- The PD-193 landscape plan specifies street level plantings for the benefit of the experience on the street level – it’s of no benefit to the community to have some of the landscaping deficit made up for on an upper level.
- A frequent item in all the cases we see is how construction will negatively impact the streets. Please provide a construction logistics plan focusing on traffic disruption and sub-contractor parking.
- The mass of the podium level parking continues to be a concern. Please consider below grade parking.

We appreciate you reaching out to us for feedback and we look forward to seeing the project as it continues to be developed.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

cc: The Honorable David Blewett
Mr. Wayne Garcia, City Plan Commissioner
Ms. Sue Krider, OLC City Liaison

Financial Statements
For the twelve months ended December 31, 2019 and 2018

	<u>Jan - Dec 19</u>	<u>Jan - Dec 18</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
Direct Public Support	1,030	1,000	30	3%
Other Types of Income	2,000	0	2,000	100%
Program Income	<u>6,700</u>	<u>4,700</u>	<u>2,000</u>	<u>43%</u>
Total Income	9,730	5,700	4,030	71%
Expense				
Contract Services	1,000	0	1,000	100%
Credit Card Fees	0	4	-4	-100%
Landscape	610	320	290	91%
Operations	2,355	752	1,603	213%
Other Types of Expenses	3,547	3,484	63	2%
Repairs to Monument	0	2,644	-2,644	-100%
Service Fees	0	4	-4	-100%
Travel and Meetings	2,176	2,485	-309	-12%
URL Registration	0	21	-21	-100%
Utilities	628	523	105	20%
Website	<u>465</u>	<u>192</u>	<u>273</u>	<u>142%</u>
Total Expense	<u>10,781</u>	<u>10,429</u>	<u>352</u>	<u>3%</u>
Net Ordinary Income	<u>-1,051</u>	<u>-4,729</u>	<u>3,678</u>	<u>78%</u>
Net Income	<u><u>-1,051</u></u>	<u><u>-4,729</u></u>	<u><u>3,678</u></u>	<u><u>78%</u></u>
Cash beginning balance Jan 1 2019	9,359			
Cash ending balance Dec 31 2019	<u>8,308</u>			
Operating account ending balance	3,145			
Monument account ending balance	<u>5,163</u>			
	<u>8,308</u>			



Balance Sheet		Income Statement	
At December 31, 2019		At December 31, 2019	
Cash	\$ 1,647	Starting Balance	\$ 46,519
Contributions Receivable		Gifts to fund	
Other Receivables		Net Investment Returns	\$ 8,013
Investments	\$52,379	Other Income	
Other Assets		Grants Approved	
Future Grant Commitments		Service Fee	\$ (506)
Other Payables		Credit Card Fees	
		Other Expenses	
	\$54,026		\$ 54,026