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(Established 1982)

**Full Agenda (*subject to change*)**

Tuesday, June 4, 2019, 6:30 PM  
The Warwick Melrose Hotel

Welcome to the Oak Lawn Committee

Link to the presentations:

<https://drive.google.com/drive/folders/1OWbOdH2BSBBldAkSZuG7fFklmZFIZbBV?usp=sharing>

A. New Business

1. **Project: 3439 Oak Lawn Ave at Lemmon Ave**

District/Current Zoning: District 14; PD 193 GR

Case: TBD

Hearing Date: TBD

Presenter: Greg Coutant

Developer: Streetlights Residential

Request: Height request to 240', FAR to 3.9:1, various set back

*Recess (5 Minutes)*

B. Committee Business and Subcommittee Reports

1. Approval of Minutes and Treasurer's Report
2. Case Recommendations
3. Liaison to City Hall report  
- Sue Krider
4. Draft Bylaws discussion

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**Minutes May 7, 2019**

The meeting was called to order at 6:33 pm by President Hilda Rodriguez. A quorum of 34 active members of 38 members was present.

**1. Approval of Minutes and Treasurer's Report**

Minutes: A motion was made by Brooksie Roberts and seconded by Jim Berrong and approved by unanimous vote of the active members to adopt the April 8, 2019 minutes as presented.

Treasurers Report: A motion was made by Sue Krider and seconded by Brooksie Roberts and approved by unanimous vote to adopt the treasurer's report for April 30, 2019 as true and correct.

**2. Case Recommendations**

Agenda Item 1. 3439 Oak Lawn Ave at Lemmon Ave

Hilda Rodriguez, President  
Kyle Lyon, Vice President

Sue Krider, Oak Lawn City Hall Liaison  
Cricket Griffin, Secretary/Treasurer

A motion of non-support for the proposed plan to request a height of 240', increase in FAR to 3.9:1, and various set back changes was made by Sue Krider and seconded by Michelle Honea. A vote of the active members resulted in 26 active members in support of the motion, zero abstentions and eight votes against the motion.

The motion which carried, as amended during its discussion, asks that the developer return with the following:

- A full development plan
- A landscape plan
- A traffic study
- Feedback from more of the neighboring properties

### **Agenda Item 2. 2929 Oak Lawn Avenue**

A motion was made by Rob Elmore and seconded by Nancy Weinberger to thank the developer for their update on the project that we supported last year. Motion carried by unanimous vote.

### **3. City Liaison Report**

Sue Krider reported that the Case we did not support at 2620 Maple Ave. was approved by the BOA. The non-agenda project discussed at the April meeting on Lemmon Avenue backing up to residences at Perry Heights was presented to BOA The BOA did not support one of the three landscaping special exceptions requested. They also informed the owner that a variance to the decrease in parking per code was out of their domain and would require City Plan Commission approval. Sue's opinion is that the property owner is currently exploring all options as they work through all of requirements required under PD 193 to accomplish their goal of adding an additional floor.

### **4. Bylaws Sub-committee report**

Rob Elmore reported that the bylaws subcommittee was substantially finished and would deliver a copy of the draft bylaws to the full membership by May 28<sup>th</sup>.

**There being no further business the meeting was adjourned.**

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Attachment - Letters to Presenters

May 8, 2019

Mr. Greg Coutant  
StreetLights Residential  
2300 N Field Street  
Dallas TX 75201

RE: 3439 Oak Lawn Avenue at Lemmon Avenue

Dear Mr. Coutant:

Thank you for your presentation at last night's Oak Lawn Committee meeting. We would like to have you return to another meeting with the following which we believe will address most of the questions posed last night:

A full development plan  
A landscape plan  
A traffic study  
Feedback from more of the neighboring properties

We look forward to seeing you in the near future.

Sincerely,

Hilda Rodriguez  
President

HMR/cg

cc: The Honorable Philip Kingston  
Mr. Paul Ridley, City Plan Commissioner  
Ms. Sue Krider, OLC City Liaison

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May 8, 2019

Mr. Dallas Cothrum  
Masterplan Texas  
900 Jackson Street  
Suite 640  
Dallas TX 75202

RE: 2929 Oak Lawn Avenue

Dear Mr. Cothrum:

We appreciate your update on the above referenced project, which we supported in the past.

Sincerely,

Hilda M. Rodriguez  
President

HMR/cg

cc: The Honorable Philip Kingston  
Mr. Paul Ridley, City Plan Commissioner  
Ms. Sue Krider, OLC City Liaison

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**Profit and Loss**

	<b>For the Month of May 2019</b>			<b>For the 5 months ended May 31, 2019</b>		
	<u>Committee</u>	<u>Monument</u>	<u>TOTAL</u>	<u>Committee</u>	<u>Monument</u>	<u>TOTAL</u>
Ordinary Income/Expense						
Income						
Direct Public Support	10	0	10	1,010	2,000	3,010
Program Income	250	0	250	4,950	0	4,950
Total Income	260	0	260	5,960	2,000	7,960
Expense						
Landscape	0	55	55	0	170	170
Operations	22	0	22	353	0	353
Insurance	0	0	0	890	1,913	2,803
Utilities	0	87	87	0	263	263
Website	52	0	52	231	0	231
Total Expense	74	142	216	1,474	2,346	3,820
Net Ordinary Income	186	-142	44	4,486	-346	4,140
Net Income	186	-142	44	4,486	-346	4,140
Cash Balances	\$7,531	\$6,022				

Greater Oak Lawn Fund Balance - \$51,260