



(Established 1982)

P.O. Box 190912
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Full Agenda (subject to change)

Tuesday, December 3, 2019, 6:30 PM
The Warwick Melrose Hotel

Welcome to the Oak Lawn Committee

Link to the presentations: <https://drive.google.com/drive/folders/14Ty6vpXO14L9F2yxFQ-IyQ-b6YnhGnuv?usp=sharing>

(In some browsers you may have to manually copy the link so it opens)

A. New Business

1. **Project: 5490 Denton Drive**
District/Current Zoning: PD 193, Subdistrict 128
Case: NA
Hearing Date: NA
Presenter: Howell Beaver
Developer: Oden Hughes
Request: Courtesy presentation
2. **Project: 2913 Fairmount**
District/Current Zoning: District 14; PD 193, PDS 149
Case: NA
Hearing Date: NA
Presenter: Dallas Cothrum
Developer: Jesse Ferer
Request: FAR and height
3. **Project: 2910 N Hall – Hall & Oak Grove**
District/Current Zoning: District 14; PD-193 LC
Case: TBD
Hearing Date: TBD
Presenter: Dallas Cothrum
Developer: Merritt Development Group
Request: FAR, parking and landscape

Recess (5 Minutes)

B. Committee Business and Subcommittee Reports

1. Approval of Minutes and Treasurer's Report
2. Case recommendations
3. 2020 Meeting Calendar
4. Liaison to City Hall report
5. "Condo Voting" Committee Report – Adam Murphy
6. Code Committee – Nancy Weingerg
7. Membership Committee Report – Cricket Griffin
8. Special Presentations

Minutes November 12, 2019

The meeting was called to order at 6:30 pm by President Hilda Rodriguez. A quorum of 51 Active Members of 57 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 October 1, 2019 minutes as presented.

Hilda Rodriguez, President
Kyle Lyon, Vice President

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

A motion was made by Brenda Kronenberg and seconded by Olivia Tompkins and approved by unanimous vote to adopt the treasurer's report for October 31, 2019 as true and correct.

4. Case Recommendations:

Case #1: 4205-4217 Herschel

Rob Elmore made a motion, seconded by Shelly Potter, to support the project as presented. The motion carries by 53 votes for, three against and one abstain.

Case #2: 3120 N Haskell – North Dallas High School

A motion was made by Cricket Griffin and seconded by Brian O'Boyle that we support the proposed plan with the inclusion of adherence to PD-193 landscape requirements along Cole Avenue. The motion carried by unanimous vote.

Case #3: 2702 McKinney @ Boll

Rob Elmore made a motion, seconded by Adam Murphy, that we support the project as presented and that we let the developer know that we appreciate that they worked with and responded to the Oak Lawn Committee's concerns and those of the neighbors surrounding the project. The motion carried unanimously.

Case #4: 2910 N Hall – Hall @ Oak Grove

Rob Elmore made a motion that was seconded by Linda Smith that we ask the presenter to address the following: a different plan for valet parking which brings it on site; provide us with a better set of data on parking trends and real parking usage as it relates to their site; provide us with results of more neighborhood outreach; provide a better visualization of traffic flow onto, out of and internally on the site including employee and guest usage; a clearer picture of screening the above grade garage. The motion carried unanimously.

3. City Hall Liaison Report

Sue Krider reported that the Streetlights project was unanimously supported by the CPC commissioners. She also reported that the CPC has proposed amending Chapter 51A of the Dallas Development Code, Section 51A.-4.701 to amend regulations pertaining to the timeline for mailing property owner notifications prior to the City Council public hearing; the deadline for filing a written protest prior to the City Council public hearing; and increasing the area of notification of authorized hearings.

The Committee discussed another idea related to how the CPC and City Council counts HOA votes. The consensus is that counting an HOA as one vote is not a true representation of the count for or against a project. A committee was formed with Adam Murphy as the chairperson to research the matter.

4. Decorum of Members.

After a recent public hearing it came to the attention of the board that some members of the Committee broke the rules of decorum.

Hilda stated that the lack of decorum is not only about being disrespectful to other members but also to publicly discredit or criticize our decisions as a group, especially in a public setting. She asked that members speak responsibly and with caution when being in a public setting and remember that the only two people are entitled to speak for us, or about our positions. These are the President and City Liaison, or the designated person to speak for us at hearings. Cricket provided a copy of the four sections of the bylaw that address this matter and she pointed out that a breach of decorum can be grounds for termination of members.

5. Other Business

Kyle Lyon will organize the Holiday Party. A motion was made by Kyle Lyon and seconded by Olivia Tompkins to approve a budget of \$1750 for the event. The members unanimously supported this budget. The Holiday Party is during our December 3 meeting. There being no further business, the meeting was adjourned.

END OF MEETING MINUTES

CG/hmr

Attachments Letters to Presenters

November 12, 2019

Mr. Dallas Cothrum
Merritt Development Group
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 OLC last evening. We would like you to consider the following when presenting this project to us in the future:

- Consider different options to valet parking – for instance, the project could be designed to accommodate all valet parking on site, without having to potentially disrupt traffic on Oak Grove and Hall by parking in the garage across Hall Street. Also, study having the valet design in the interior of the lot or building to minimize curb cuts and queuing at street.
- Provide us with more information, as experienced by your client or other hotels in Oak Lawn, as to number of spaces being utilized compared to number of spaces available. For instance, what is the experience of hotels like the Melrose, The Canopy and The Stoneleigh? What are the strategies to manage share ride drop offs?
- Help us understand the flow of traffic onto, off of and internally to the site. A good example of what is helpful for our members is the exhibits from the McKinney @ Boll project seen last evening.
- Provide continued neighbor outreach and provide us with the results, such as design negotiation or trade offs, and quantities for support and opposition.
- Please give us a better idea of the above grade garage screening you spoke of last evening; perhaps a photo or two of other similar projects from the developer's portfolio. We appreciate your proposal to add screening on the other two exposed sides of the building, which did not appear screened in the presentation.

We appreciate you reaching out to us for feedback at an early stage in the process 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. Paul Ridley, City Plan Commissioner
Ms. Sue Krider, OLC City Liaison

November 12, 2019

Mr. Karl Crawley
DISD
900 Jackson Street, Suite 640
Dallas TX 75202

RE: 3120 N Haskell – North Dallas High School

Dear Mr. Crawley:

Thank you for presenting to the OLC last evening. We support your project with one modification: that it complies with PD-193 landscaping requirements to plant trees along Cole Avenue.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

November 12, 2019

Mr. Tommy Mann
Endeavor Real Estate Group
2728 N Harwood, Suite 500
Dallas TX 75201

RE: McKinney @ Boll

Dear Mr. Mann:

Thank you for presenting to the OLC last evening. We support your project as presented at last night's meeting.

We also would like to thank you and your client for working with and responding to the neighbors surrounding the project. We believe your positive responses to comments made by neighbors and the Oak Lawn Committee recommendations have made this a better project for the McKinney Avenue corridor. We appreciate the effort.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

November 12, 2019

Mr. Robert Reeves
Graham Investments
900 Jackson Street, Suite 160
Dallas TX 75202

RE: 4205-4217 Herschel Avenue

Dear Mr. Reeves:

Thank you for presenting to the OLC last evening. We support your project as presented at last night's meeting.

We also would like to acknowledge how much we appreciate the final plan that you brought to us which contained the information presented in a format that we could more easily understand and base our discussion on.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

Financial Statements for the Eleven Months Ending November 30, 2019

	<u>Committee</u>	<u>Monument</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
Direct Public Support	1,030	0	1,030
Other Types of Income	0	2,000	2,000
Program Income	<u>6,700</u>	<u>0</u>	<u>6,700</u>
Total Income	7,730	2,000	9,730
Expense			
Contract Services	1,000	0	1,000
Landscape	0	610	610
Operations	2,265	0	2,265
Other Types of Expenses	1,634	1,913	3,547
Utilities	0	587	587
Website	<u>418</u>	<u>0</u>	<u>418</u>
Total Expense	5,317	3,110	8,427

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Net Ordinary Income	<u>2,413</u>	<u>-1,110</u>	<u>1,303</u>
Net Income	<u>2,413</u>	<u>-1,110</u>	<u>1,303</u>
Beginning Balance at Jan 1	3,045	6,314	
Ending Balance at 11/30/2019	<u>5,458</u>	<u>5,204</u>	

The Report for Communities Foundation of Texas has not been issued at of Dec 3.

Calendar for 2020

7-Jan	
4-Feb	
10-Mar	delayed one week for election day
7-Apr	
5-May	
2-Jun	
7-Jul	
11-Aug	delayed one week for Texas National Night Out
1-Sep	
6-Oct	
10-Nov	delayed one week for general election
1-Dec	