



Agenda March 10, 2020

Meeting Location: Warwick Melrose Hotel Meeting Time: 6:30 pm

Link to presentations:

<https://drive.google.com/drive/folders/1ctR7Tuq0m9q9MwOI-bHi5cUmFG7Gdm6?usp=sharing>

A. New Business

Special presentation:

Senior Transportation Planner Travis Liska of North Central Texas COG

1. Case #1: 1909 Woodhall Rodgers Freeway/2121 N Harwood

Proposed Project Name: New Mixed-Use Development

District/Current Zoning: District 14; PD 193 HC

Case: NA

Hearing Date: NA

Presenter: Walt Mountford, KDC

Developer: KDC Real Estate Development

Request: FAR and height increase, parking and setback relief to allow for an office, hotel, and retail mixed-use project

2. Case #2: 2601 Hudnall

Proposed Project Name: Lennox Maplewood

District/Current Zoning: District 14; PD 193 PDS 128

Case: BDA 190-038

Hearing Date: March 18, 2020

Presenter: Rob Baldwin

Developer: Oden Hughes

Request: Alternate landscape plan for alternate tree and sidewalk location to allow for the preservation of existing trees

3. Case #3: 4251 Irving Avenue

Proposed Project Name: NOVEL Turtle Creek

District/Current Zoning: District 14; PD 193 O2

Case: by right development

Hearing Date: NA

Presenter: Meaghan Janson

Developer: Crescent Communities

Request: Courtesy Development

5 minute Recess

- B. Committee Business and Committee Reports
 - 1. Approval of Minutes and Treasurer's Report
 - 2. Case Discussions
 - 3. Committee Reports

Minutes February 4, 2020

The meeting was called to order at 6:30 pm by President Hilda Rodríguez. A quorum of 54 Active Members of 71 members was present.

1. Approval of Minutes and Treasurer's Report:

A motion was made by Jeff McLaughlin and seconded by Bob Griffo and approved by unanimous vote of the Active Members to adopt the December 3, 2019 minutes as presented.

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

2. Case Recommendations:

Case #1: 1909 Woodhall Rodgers Frwy/2121 N Harwood

A motion was made by Sue Krider and seconded by Brenda Kronenberg and put to a vote and the motion carried to ask the presenter to return with the following information:

- Commitment and work plan with the Park and the City to provide a safe access for pedestrians to the park through Harwood, and along the service road down to the Museum on the side of the property. The closure of the sidewalk during construction puts a burden on pedestrians who are headed toward Klyde Warren Park from the Perot Museum and vice versa. The committee requested that they refer to the City Council ordinance passed May 22, 2019 concerning public right-of-way when construction encroaches on pedestrian (and vehicular) traffic. The Committee wants information on how the project will comply with the ordinance.
- Additional preliminary information of their site logistics during construction; most particularly during Phase 1. A typical concern in addition to crane location and lane closures, are parking for workers.
- Explanation on how the project impacts the park in terms of shade and how it will be addressed and a request to consider a shade study and provide the results.
- Clarification on corner design -- there was some confusion about green screening and why it does not wrap the prominent glassed corner at Harwood and Woodall Rodgers -- is that not still part of the parking garage?
- Rendering without Phase 2 -- we understand that the zoning change request encompasses the entire site of Phase 1 and 2, but you indicate that Phase 2 is a long way off. There was the question of is it possible to show us what the project looks like without Phase 2, similar to what we see on page 15.
- Dimensions of sidewalks and set backs on site plan. The Harwood irregular side is difficult to consider without dimensions. In addition, we requested that the applicant contacts the city concerning the thoroughfare plan which includes bike lanes on Harwood and let us know if that alters their site plan.
- Definition and further study of pedestrian pathway on Woodall Rodgers side. On the Woodall Rodgers side the three curb cuts (two garage entries and one truck entry) with the drop off lane makes it difficult to understand where pedestrians are supposed to walk. We were concerned that all the curb cuts will discourage pedestrians to walk safely through that portion of the road.

Case #2: 2801 Wycliff – Old Braniff Building

A motion was made by Rob Elmore and seconded by Andrew Armstrong and carried by unanimous vote that we support the project as submitted.

Case #3: 2910 N Hall at Oak Grove

A motion was made by Tony page and seconded by David Hairston to not support the project as submitted and was carried by a majority vote. The motion stated that the Committee is concerned with the increased burden on the two lane Hall and Oak Grove streets, the height on Noble Street and the significant use proposed for that street by the hotel, due to the increased density request. It seems the hotel is causing a hardship for neighbors in the way the service entrance is proposed for loading and unloading on such narrow street. In addition, there were concerns with the dimensions depicted in drawings for a proper access into the loading area.

Case #4: 2913 Fairmount

A motion was made by Joel Schubert and seconded by Kyle Lyon that we do not support the project as presented though we acknowledge their willingness to close the proposed restaurant at 11:00 pm and forgo the event space on the top floor, however we request that the presenter continues their community outreach so that it incorporates the feedback and support from immediate neighbors that will be directly impacted by this project, and that they share with them a vision on the impact of this zoning change for the entire affected block.

Further, there is also a concern about how the restaurant service deliveries will take place in practice. Given its location on Fairmount, which is a two-lane road with an angled and busy intersection with Cedar Springs, we envision delivery trucks stopping and standing close to the restaurant creating a hazard instead of pulling around the back.

3. City Hall Liaison Report – Brenda Kronenberg

Brenda Kronenberg reported that two cases that we supported, the Herschel project and the Streetlights project, were approved by the City Council.

4. Other Committee Reports:

- a) Kyle reported that the Website Committee needs more members
- b) Cricket reported that a large percentage of members had already paid their 2020 dues
- c) Hilda reported on the creation of an advisory board to oversee the new project to be developed at Reverchon Park. All those interested to serve on the advisory board signed a form so that they could be contacted.

There being no further business, the meeting was adjourned.

HR/cg

HR/cg

Attachments to Minutes – Letters to presenters

February 5, 2020

Mr. Tommy Mann
Winstead
2728 N Harwood
Dallas TX

Agenda March 10, 2020s

RE: 2801 Wycliff

Dear Mr. Mann:

Thank you for presenting to The Oaklawn Committee last evening. We support your client's project as presented at last night's meeting.

If after six months from the date of this letter the PDS has not been filed with the city of Dallas, we request you and your client return at an appropriate time and give us an update.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

cc: The Honorable Adam Medrano
Ms. Joanna Hampton, City Plan Commissioner
Ms. Brenda Kronenberg, OLC City Liaison

February 5, 2020

Mr. Dallas Cothrum
Jessee Ferrer
2202 Main Street
Suite 1280
Dallas TX

RE: 2913 Fairmount

Dear Mr. Cothrum:

Thank you for presenting to The Oaklawn Committee last evening. We appreciate that the project has eliminated the event space and will adopt an 11:00 pm close for the restaurant, but we do not support the project as presented at last night's meeting.

We request that you continue your community outreach so that it incorporates the feedback and support from immediate neighbors that will be directly impacted by this project, and that you share with them a vision on the impact of this zoning change for the entire affected block.

There is also a concern about how the restaurant service deliveries will take place in practice. Given its location on Fairmount, which is a two-lane road with an angled and busy intersection with Cedar Springs, we envision delivery trucks stopping and standing close to the restaurant creating a hazard instead of pulling around the back.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

February 5, 2020

Mr. Dallas Cothrum
Merritt Development Group
2202 Main Street, Suite 1280
Dallas TX 75201

RE: 2910 N Hall Street

Dear Mr. Cothrum:

Agenda March 10, 2020s

Thank you for presenting to The Oak Lawn Committee last evening. We appreciate and thank you for all the changes that you have made since our December meeting, but we do not support the project.

The Committee is concerned with the increased burden on the two lane Hall and Oak Grove streets, the height on Noble Street and the significant use proposed for that street by the hotel, due to the increased density request. It seems the hotel is causing a hardship for neighbors in the way the service entrance is proposed for loading and unloading on such narrow street. In addition, there were concerns with the dimensions depicted in drawings for a proper access into the loading area.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

February 5, 2020

Mr. Walt Mountford
KDC
8115 Preston Road
Suite 700
Dallas TX 75225

RE: 1909 Woodall Rodgers/2121 Harwood

Dear Mr. Mountford:

Thank you for presenting to The Oaklawn Committee last evening. We believe that your design is beautiful, but there are a few areas we would like some clarification on, and we'd like you to come back with the following:

- Commitment and work plan with the Park and the City to provide a safe access for pedestrians to the park through Hardwood, and along the service road down to the Museum on the side of your property. The closure of the sidewalk during construction puts a burden on pedestrians who are headed toward Klyde Warren Park from the Perot Museum and vice versa. Please reference the City Council ordinance passed May 22, 2019 concerning public right-of-way when construction encroaches on pedestrian (and vehicular) traffic. Let us know how your project will comply with the ordinance.
- Please give us additional preliminary information of your site logistics during construction; most particularly during Phase 1. A typical concern in addition to crane location and lane closures are parking for workers.
- We would like to understand how it impacts the park in terms of shade and how it will be addressed. Please consider a shade study and provide the results.
- There is some confusion about green screening and why it does not wrap the prominent glassed corner at Harwood and Woodall Rodgers – is that not still part of the parking garage?
- We understand that the zoning change request encompasses the entire site of Phase 1 and 2, but you indicate that Phase 2 is a long way off. Is it possible to show us what the project looks like without Phase 2, similar to what we see on page 15.
- Please provide dimensions of sidewalks and setbacks on your site plan. The Harwood irregular side is difficult to consider without dimensions. In addition, please contact the city concerning the thoroughfare plan which includes bike lanes on Harwood and let us know if that alters your site plan.
- On the Woodall Rodgers side the three curb cuts (two garage entries and one truck entry) with the drop off lane makes it difficult to understand where pedestrians are supposed to walk. We were concerned that all the curb cuts will discourage pedestrians to walk safely through that portion of the road. Please define and further study the pedestrian pathway as you envision it.

Again, thank you for the outstanding architecture and landscaping concept.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

cc: The Honorable David Blewett

Agenda March 10, 2020s

Mr. Wayne Garcia, City Plan Commissioner
Ms. Brenda Kronenberg, OLC City Liaison

End February 4 Minutes

Agenda March 10, 2020s

Balance Sheet for the Two Months Ended February 29, 2020

		Feb 29, 20
ASSETS		
Current Assets		
Checking/Savings		
	Committee Operating	7,339
	Monument Maintenance	4,968
	Total Checking/Savings	12,307
	Total Current Assets	12,307
	TOTAL ASSETS	12,307
 LIABILITIES & EQUITY		
Equity		
	Opening Balance Equity	14,088
	Unrestricted Net Assets	(5,780)
	Net Income	3,999
	Total Equity	12,307
	TOTAL LIABILITIES & EQUITY	12,307
 Cash balance at 12/31/2019		
	Committee Operating	3,145
	Monument Maintenance	5,163
Income	Committee Operating	4,460
Expenses	Committee Operating	(266)
	Monument Maintenance	(195)
 Cash ending balance		
	Committee Operating	7,339
	Monument Maintenance	4,968

Income Statements for January and February 2020

	<u>Committee</u>	<u>Monument</u>	<u>TOTAL</u>
Ordinary Income/Expense			
Income			
Program Income	4,460	0	4,460
Total Income	4,460	0	4,460
Gross Profit	4,460	0	4,460
Expense			
Landscape	0	110	110
Operations	80	0	80
Travel and Meetings	115	0	115
Utilities	0	85	85
Website	71	0	71
Total Expense	266	195	461
Net Ordinary Income	4,194	-195	3,999
Net Income	4,194	-195	3,999



Balance Sheet		Income Statement	
At January 30, 2020		At January 30, 2020	
		Starting Balance	\$ 54,026
Cash	\$ 1,704	Gifts to fund	\$ 100
Contributions Receivable		Net Investment Returns	\$ (270)
Other Receivables		Other Income	
Investments	\$52,107	Grants Approved	
Other Assets		Service Fee	\$ (45)
Future Grant Commitments		Credit Card Fees	
Other Payables		Other Expenses	
	<hr/>		<hr/>
	\$53,811		\$ 53,811