



P.O. Box 190912
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(Established 1982)

Full Agenda (*subject to change*)

Tuesday, October 1, 2019, 6:30 PM
The Warwick Melrose Hotel

Welcome to the Oak Lawn Committee

Link to the presentations:

<https://drive.google.com/drive/folders/1ADqWkqf0FTUFnqj6xJhrB8vrsJ-LRH9D?usp=sharing>

A. New Business

1. Project: 1899 McKinney Avenue

District/Current Zoning: District 14; PD 193 HC

Case: NA

Hearing Date: NA

Presenter: Tommy Mann

Developer: Rastegar Property Company

Request: New PDS for additional height and FAR with enhanced design elements

2. Project: 4205-4217 Herschel Avenue

District/Current Zoning: District 14; PD 193, PDS 134

Case: Z189-312 (SM)

Hearing Date: 10/17/2019

Presenter: Robert Reeves

Developer: Graham Investments

Request: Amend Subdistrict 134 in order to allow a central dining room for retirement housing which is an allowed use, nursing home, parking amendment, slight increase in FAR and a 10' height increase to the special height provision along the western property line.

Recess (5 Minutes)

B. Committee Business and Subcommittee Reports

1. Approval of Minutes and Treasurer's Report
 2. Case Recommendations
 3. Approval of the bylaws
 4. Liaison to City Hall report
 5. Election of officers
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Minutes September 10, 2019

The meeting was called to order at 6:30 pm by President Hilda Rodríguez. A quorum of 51 Active Members of 66 members was present.

1. Approval of Minutes and Treasurer's Report:

A motion was made by Rob Elmore and seconded by Olivia Tomkins and approved by unanimous vote of the Active Members to adopt the Aug 6, 2019 minutes as presented.

A motion was made by Rob Elmore and seconded by Olivia Tomkins and approved by unanimous vote to adopt the treasurer's report for Aug 31, 2019 as true and correct.

2. Case Recommendations:

Project #1: 2702 McKinney @ Boll

Brenda Kronenberg made a motion, seconded by Paul Ellenbogen, inviting the presenter back with a report on their continued neighborhood outreach, explore an alternative to McKinney Avenue valet and reconsider use of the very narrow shared alley as part of the valet route, leaving McKinney Avenue exclusively for ride share pick up and drop off. A vote was taken and the motion carried unanimously.

Project #2: West of Victory @ Ball Park Way – Victory Special Provision Sign District

A motion was made by Adam Murphy and Seconded by Brenda Kronenberg to support the request to amend the SPSPD thereby creating two new subareas and the motion carried. During the presentation Leland Burk questioned whether this project was in PD-193. After the meeting, upon further investigation, it was determined that none of this project falls within PD-193. Our policy is to thank presenters for making a courtesy visit to us but to not lend support outside of our area. A letter was send to Mr. Reeves thanking him for his presentation.

Project #3: 4205-4217 Herschel Avenue

Barry Hancock made a motion seconded by Sean Morgan to not support the Herschel project due to insufficient information. The motion carried unanimously. Paul Ridley advised the president of additional information which had been shared with him and the city regarding parking, and that the city was making a recommendation to support the project. After discussing with Paul Ridley all other missing critical information for us to adequately consider the changes they were requesting Paul Ridley discussed with the presenter the issues and recommended that the project be postponed and reviewed once more at the OLC. The presenter withdrew from the consent calendar with CPC and has agreed to come back to the October OLC meeting with additional information.

Project #4: 2408 Cedar Springs – Veritex Bank

A motion was made by Leland Burk and seconded by Olivia Tomkins that we support the SUP renewal for up to a five year period as long as the drive through and building is used for banking purposes only. The motion carried with 43 votes for and 7 against.

3. City Hall Liaison Report

Hilda Rodriguez and Sarah Dodd reported that the T2 project at the corner of Cedar Springs and Olive, which we supported, for a boutique hotel passed at City Council unanimously.

4. Announcements

- a) The bylaws special meeting is September 24, 2019
- b) New member orientation is September 19, 2019
- c) Cricket announced that parking at Office Depot is ok as long as we stay along the side and back.
- d) The notice of Annual Meeting has been made. The meeting date is October 1.
- e) The following people have been nominated for the 2020 officer position:
 - President: Hilda Rodriguez, Paul Ellenbogen
 - Vice President: Kyle Lyon, Jill Tiernan, Adam Murphy
 - Secretary/Treasurer: Cricket Griffin
 - City Hall Liaison: Brenda Kronenberg

There being no further business, the meeting was adjourned.

END OF MEETING MINUTES

CG/hmr

**Attachments
Letters to Presenters**

September 11, 2019

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

RE: Veritex Bank – 2408 Cedar Springs

Dear Mr. Cothrum:

Thank you for presenting your project to The Oak Lawn Committee. The Committee supports the renewal of the SUP required for a drive through window service with a maximum term of five (5) years, but only while the building remains in its current use as a bank.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

September 11, 2019

Mr. Tommy Mann
Winstead
2728 N Harwood
Dallas TX 75201

RE: 2702 McKinney Ave – McKinney & Boll

Dear Mr. Mann:

Thank you for presenting to the Oak Lawn Committee the project proposed for 2702 McKinney. The Committee requests that you to come back to a future meeting with a report on further community outreach and another option for valet parking.

Please continue the community outreach and explore alternate locations for valet other than on McKinney Avenue, leaving the McKinney curbside exclusively for ride share. The Committee observed that besides the congestion caused by busy valet on McKinney, the use for valet of the very narrow stretch of the shared alley seems inadequate.

Again, thank you for your presentation to the Oak Lawn Committee.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

September 11, 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 your project to the Oak Lawn Committee. The Committee did not support the project due to insufficient information. We welcome you to come to a future meeting.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

September 11, 2019

Mr. Robert Reeves
Hillwood
900 Jackson Street, Suite 106
Dallas TX 75202

RE: West of Victory @ Ball Park Way - Victory Special Provision Sign District

Dear Mr. Reeves:

The Oak Lawn Committee thanks you for presenting your project to create subareas D-2 and C-1 to the Victory Special Provision Sign District, though not in PD 193.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

cc: The Honorable Adam Medrano
Mr. Peter Schulte, City Plan Commissioner
Ms. Sue Krider, OLC City Liaison

Financial Statements

	For the Nine Months Ended Sept 24, 2019			For the Month of September		
	<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	1,030	0	1,030	10	0	10
Other Types of						
Income	0	2,000	2,000	0	0	0
Program Income	<u>6,550</u>	<u>0</u>	<u>6,550</u>	<u>350</u>	<u>0</u>	<u>350</u>
Total Income	7,580	2,000	9,580	360	0	360
Expense						
Contract Services	1,000	0	1,000	0	0	0
Landscape	0	445	445	0	110	110
Operations	1,162	0	1,162	65	0	65
Other Types of						
Expenses	890	1,913	2,803	0	0	0
Utilities	0	476	476	0	52	52
Website	<u>332</u>	<u>0</u>	<u>332</u>	<u>34</u>	<u>0</u>	<u>34</u>
Total Expense	<u>3,384</u>	<u>2,834</u>	<u>6,218</u>	<u>99</u>	<u>162</u>	<u>261</u>
Net Ordinary Income	<u>4,196</u>	<u>-834</u>	<u>3,362</u>	<u>261</u>	<u>-162</u>	<u>99</u>
Net Income	<u><u>4,196</u></u>	<u><u>-834</u></u>	<u><u>3,362</u></u>	<u><u>261</u></u>	<u><u>-162</u></u>	<u><u>99</u></u>

Cash beginning balance	\$3,045	\$6,314
Balance at 09/24/2019	\$7,241	\$5,480



For the Seven Months ended August 31, 2019

Balance Sheet		Income Statement	
Cash	\$ 1,811	Starting Balance	\$ 46,519
Contributions Receivable		Gifts to fund	
Other Receivables		Net Investment	
Investments	\$49,157	Returns	\$ 4,782
Other Assets		Other Income	
Future Grant		Grants Approved	
Commitments		Service Fee	\$ (333)
Other Payables		Credit Card Fees	
		Other Expenses	
	<u>\$50,968</u>		<u>\$ 50,968</u>