



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

(Established 1982)

Full Agenda (*subject to change*)

Tuesday, September 10, 6:30 PM
The Warwick Melrose Hotel

Welcome to the Oak Lawn Committee

Link to the presentations:

<https://drive.google.com/open?id=18KNux37IDd7WGtXknH1gjkYu38H9atuy>

A. New Business

1. **Project: 2702 McKinney Ave – McKinney & Boll**
District/Current Zoning: District 14; PD-193, Subdistricts LC, P and O-2
Case: TBD
Hearing Date: TBD
Presenter: Tommy Mann
Developer: Endeavor Real Estate Group
Request: Increased FAR for a mixed use project

2. **Project: West of Victory Ave @ All Star Way – Victory Special Provision Sign District**
District/Current Zoning: District 2; Victory Special Provision sign District
Case: SPSD 189-006
Hearing Date: September 19, 2019
Presenter: Robert Reeves
Developer: Hillwood
Request: Create Subareas D-2 & C-1

3. **Project: 4205-4217 Herschel Ave – Retirement Housing**
District/Current Zoning: District 14; PD-193, PDS 134
Case: Z189-312 (SM)
Hearing Date: September 19, 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, parking amendment, slight increase in FAR

4. **Project: 2408 Cedar Springs – Veritex Bank**
District/Current Zoning: District 14; PD-193 GR
Case: TBD
Hearing Date: TBD
Presenter: Dallas Cothrum
Developer: HPI TX Tenant – Veritex Bank
Request: SUP required for bank or savings and loan office with drive-in window service per Sec. 51P-193.106(j)(3)(B)

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. Announcements and Comments
 - Bylaws special meeting September 24
 - New Member Orientation September 19
 - Parking for meetings
 - Notice of Annual Meeting
 - Nominations of officers

Minutes August 6, 2019

The meeting was called to order at 6:35 pm by President Hilda Rodríguez. A quorum of 59 Active Members of 73 members was present.

Council member David Blewett was our guest speaker. He presented on his interests, background and views about development in PD193 and answered questions. The Committee thanked him through a letter for his presentation and interest on learning more about the OLC.

1. Approval of Minutes and Treasurer's Report:

A motion, to adopt the July 9, 2019 minutes as presented, was made by Olivia Tomkins and seconded by Brenda Kronenberg and approved by unanimous vote of the Active Members.

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

2. Case Recommendations:

Project #1: 2500 Cedar Springs – Ryan Companies

Rob Elmore made a motion to form a subcommittee to negotiate with the developer and neighbors. Kyle Lyon seconded the motion. After debate a vote was taken. Fifteen members voted for the motion and 20 members voted against. The motion failed.

Leland Burk made a motion to support the project as presented but ask the developer to continue their outreach with neighbors and report back to the committee with any changes as a result of outreach. Cricket Griffin proposed a friendly amendment to the motion to require that restaurants in the development limit their hours to a midnight closing. After discussion Cricket Griffin made a motion to call the vote and was seconded by Olivia Tomkins. The motion passed by more than two thirds of the active members. A vote on the Burk motion was taken and 23 active members voted for while 19 members voted against. The motion carried.

Project #2: 2800 Routh Street, The Quadrangle – Stream Realty Partners

David Hairston made a motion to support the project as presented. Blake Shipp seconded the motion. Amendments were added and accepted by David as follows:

- To add to their PD sub district that they limit the hours of the restaurants to midnight closing
- To present a clearer picture of how and where the valet services will operate
- To provide the OLC with a completed traffic study
- To clarify and quantify the parking available to the project.

After discussion Olivia Tompkins made a motion to call the vote and Charles Ostermann seconded. More than two-thirds of the active members voted in favor of calling the vote. A majority of the active members voted in favor of the motion to support the motion. Six members voted against.

Project #3: 3439 Lemmon Avenue at Oak Lawn – Streetlights Residential

Bob Griffo made a motion of non support citing several reasons including his opposition to a substantial increase in height; a substantial increase in FAR from 2.5 to 3.9; the overwhelming building mass between the alley and Lemmon increasing the density to 6.9; and, the height and massing of the tower is out of character with the existing neighborhood between that corner and Love Field. David Hairston seconded the motion.

Leland Burk made a motion to table the Griffo motion. Boots Reeder seconded. Discussion took place and Adam Murphy called the vote with Olivia Tomkins seconding. The call the vote motion prevailed by more than two-thirds of the active members.

A vote was thus taken on the Burk motion resulting in a tie: 20 for and 20 against. The President declared that the motion failed.

Discussion for and against the Griffo motion took place. Kyle Lyon called the vote and Martin Mintz seconded. A vote to call the vote passed by more than two-thirds of the members.

A vote on the Griffo amendment was taken. Seventeen members voted for and 20 voted against the motion. The motion failed.

Leland Burk made a motion to support the project as presented at the meeting. Boots Reeder seconded the motion. Discussion took place until Meagan Jansen made a motion to call the vote which was seconded by Joel Schubert. The call the vote motion passed by more than two-thirds of the active members present.

A vote was then taken on the Burk motion of support. Twenty one active members voted for the motion and 15 voted against with one abstention. The motion carried.

3. City Hall Liaison Report

Sue Krider reported that no significant cases in our area were on the agenda so she had nothing to report.

4. Announcements

Hilda Rodriguez spoke about our upcoming bylaws meeting scheduled for September 24th and encouraged member to ask questions if they did not understand the Consent Calendar process we will employ during the meeting.

There being no further business, the meeting was adjourned.

END OF MEETING MINUTES

CG/hmr

ATTACHMENTS
Letters to Presenters

August 7, 2019

Mr. David Blewett
Council Member District 14
Dallas City Hall
Dallas TX 75201

Dear Mr. Blewett:

Thank you so much for taking time from your busy schedule to address the Oak Lawn Committee last evening. We sincerely hope we can be a useful bridge between our community, its growing pains and city hall. We feel you've gotten a good insight into what we do and how seriously we approach our Oak Lawn Plan mandate.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

August 7, 2019

Mr. Bill Dahlstrom
Jackson Walker
2323 Ross Avenue #600
Dallas TX 75201

Mr. Paul Rowsey
Ryan Companies
14241 Dallas Parkway #225
Dallas TX 75254

RE: 2500 Cedar Springs – Cedar Fairmount Project – Ryan Companies

Dear Messrs. Dahlstrom and Rowsey:

We appreciate your presentation at last night's meeting. The OLC has voted to support your project, but asks that you continue to reach out to neighbors as you stated you would last night and report to us about it and any changes you make to your plans as a result of outreach. We also request that you write into your PD sub district language a closing time restriction on restaurants located in your new development so that they close their doors at midnight. Please send us the proposed PD language when available.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

August 7, 2019

Mr. Ramsey March
Stream Realty Partners
2001 Ross Avenue #400
Dallas TX 75201

RE: 2800 Routh Street

Dear Mr. March:

Last evening, the Oak Lawn Committee voted to support your project at The Quadrangle, but asks that you provide us with the following:

- a) add to your PD sub district language a limit to the hours the restaurants in the "Camp" area can operate, requesting that they close by midnight
- b) plans showing of how and where the valet services will operate
- c) provide the OLC with a completed traffic study
- d) plans to clarify quantity of parking available to the project.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

August 7, 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 coming back to the Oak Lawn Committee and sharing both your community outreach efforts and the reduction in height of 41 feet for the proposed tower. We have voted to support your project as presented with the height reduction shown to us last evening.

Sincerely,

Hilda M. Rodríguez
President

HMR/cg

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

End of attachments

Financial Statements

	For the 8 Months Ended Aug 31, 2019			For the month of August		
	Committee	Monument	Total	Committee	Monument	Total
Ordinary Income/Expense						
Income						
Direct Public Support	1,020	0	1,020	0	0	0
Other Types of Income	0	2,000	2,000	0	0	0
Program Income	<u>6,200</u>	<u>0</u>	<u>6,200</u>	<u>400</u>	<u>0</u>	<u>400</u>
Total Income	<u>7,220</u>	<u>2,000</u>	<u>9,220</u>	<u>400</u>	<u>0</u>	<u>400</u>
Expense						
Contract Services	1,000	0	1,000	0	0	0
Landscape	0	335	335	0	55	55
Operations	1,097	0	1,097	100	0	100
Other Types of Exp	890	1,913	2,803	0	0	0
Utilities	0	424	424	0	54	54
Website	<u>299</u>	<u>0</u>	<u>299</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Expense	<u>3,286</u>	<u>2,672</u>	<u>5,958</u>	<u>100</u>	<u>109</u>	<u>209</u>
Net Ordinary Income	<u>3,934</u>	<u>-672</u>	<u>3,262</u>	<u>300</u>	<u>-109</u>	<u>191</u>
Net Income	<u><u>3,934</u></u>	<u><u>-672</u></u>	<u><u>3,262</u></u>	<u><u>300</u></u>	<u><u>-109</u></u>	<u><u>191</u></u>

Cash beginning balance	\$ 3,045	\$ 6,314
Balance at 08/31/2019	\$ 6,979	\$ 5,642



For the Six Months ended July 31, 2019

Balance Sheet		Income Statement	
Cash	\$ 1,892	Starting Balance	\$ 46,519
Contributions Receivable		Gifts to fund	
Other Receivables		Net Investment	
Investments	\$49,795	Returns	\$ 5,417
Other Assets		Other Income	
Future Grant		Grants Approved	
Commitments		Service Fee	\$ (290)
Other Payables		Credit Card Fees	
		Other Expenses	
	<u>\$51,646</u>		<u>\$ 51,646</u>