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(Established 1982)

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

Tuesday, November 12, 2019, 6:30 PM  
The Warwick Melrose Hotel

Welcome to the Oak Lawn Committee

**Link to the presentations:**

<https://drive.google.com/drive/folders/1hvUSBsWsVqiAN2mul-EG2eDsjzux6l-Q?usp=sharing>

A. New Business

**1. Project: 4205-4217 Herschel**

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

Case: Z189-312 (SM)

Hearing Date: 11/21/2019

Presenter: Robert Reeves

Developer: Graham Investments, Dale Foster

Request: Amend Subdistrict 134 in order to allow a central dining room for retirement housing which is an allowed use, nursing home/assisted living, and slight increase in FAR.

**2. Project: 3120 North Haskell, North Dallas High School**

District/Current Zoning: District 14; MF-2 and SUP#893, H-11

Case: Z189-354

Hearing Date: TBD

Presenter: Karl Crawley

Developer: DISD

Request: PDS for a public school

**3. 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: PDS for a mixed use project with below grade parking

**4. 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. Liaison to City Hall report.
4. Decorum of members
5. Committees

## **Minutes October 1, 2019 Meeting**

The meeting was called to order at 6:30 pm by President Hilda Rodríguez. A quorum of 61 Active Members of 63 members was present.

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

A motion was made by Sue Krider and seconded by David Hairston and approved by unanimous vote of the Active Members to adopt the September 10, 2019 minutes as presented.

A motion was made by Kyle Lyon and seconded by Brenda Kronenberg and approved by unanimous vote to adopt the treasurer's report for September 24, 2019 (short period due to date of meeting) as true and correct.

**2. Case Recommendations:**

**Project #1: 1899 McKinney**

Boots Reeder made a motion, seconded by Brian O'Boyle, to support the project as presented. The motion carried 26 in support of the motion and 22 opposed.

**Project #2: 4205-4217 Herschel**

A motion was made by Jill Tiernan and seconded by Brenda Kronenberg that we ask the presenter to come back with the following:

- A legible presentation
- A diagram that illustrates the ingress and egress and flow of vehicles on the property
- An explanation of whether the alley will be used as ingress and egress
- A more detailed and legible landscape plan
- An updated community outreach chart

**3. Election of 2020 Officers**

Candidates briefly introduced themselves and presented on their ideas and vision for their roles. A vote by secret ballot per standing bylaws was casted and counted. The vote was recounted at the request of Sarah Dodd. Results were confirmed, below as announced and in record:

- President: **Hilda Rodriguez** 29 votes; Paul Ellenbogen 28 votes
- Vice President: **Kyle Lyon** 28 votes; Jill Tiernan 11 votes; Adam Murphy 17 votes
- Secretary/Treasurer: **Cricket Griffin** ran unopposed and was unanimously elected
- City Hall Liason: **Brenda Kronenberg** ran unopposed and was unanimously elected

**4. Approval of the Bylaws**

A motion was made by Hilda Rodriguez and seconded by Brenda Kronenberg that we adopt the bylaws as presented. These bylaws were reviewed by all members on September 24. A quorum of 54 members

at that date discussed and extracted all proposed changes which were not approved by a 2/3 through a consent calendar process. The vote on the bylaws document presented was 48 in favor of the motion and 6 opposed. The new bylaws are effective October 1, 2019.

## 5. City Hall Liaison Report

The one PD 193 case on the agenda for the City Plan Commission meeting on September 19, 2019 was held over under advisement at the request of the presenter Robert Reeves. Mr. Reeves mentioned he was making this request due to the fact OLC issued a letter of non-support and he wanted to return to the committee.

## 6. Announcements

Mention was made of the Total Wine building in progress. Hilda will contact the member affiliated with the project and request updated rendering of the façade.

A suggestion was made that all members be aware as they make their way around PD-193 to send the board emails when they see new projects that don't appear to be as supported or zoning change signs on properties they don't recognize.

Under the terms of the bylaws dated October 1, 2019, Article III, Section 2. Dues, the Executive Committee announced that the 2020 dues are set at \$50 per member.

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

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END OF MEETING MINUTES

**CG/hmr**

## Attachments October 2019 Letters to Presenters

October 2, 2019

Mr. Tommy Mann  
**Winstead**  
2728 N Harwood  
Suite 500  
Dallas TX 75201

**RE: Rastegar Property Company – 1899 McKinney**

Dear Mr. Mann:

The Oak Lawn Committee has voted to support as presented the above referenced project. The Committee appreciates the thoroughness of your presentation and is pleased with the amount of time and effort you and your client spent on community outreach and allowing that outreach to positively influence the evolution of the project.

Thank you for your excellent presentation and please inform us of any further development on your continued neighborhood discussions about the construction logistics and other negotiations or project changes that may arise as you develop it.

Sincerely,

Hilda M. Rodríguez  
President

HR/cg

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

October 1, 2019

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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. Though you provided more information in last evening's presentation we require more information to make a decision on the above referenced project.

- Though your typed pages and photos are legible, your architectural drawings including the development plan (more specifically pgs 8, 9,10, 11 and the large pages) are not legible. Also, please make sure that the package you give to us has the name of the project on it – maybe as part of the footer on each page.
- Though you have assured us that the project will comply with PD-193 landscape requirements, we would like to see a more detailed landscape plan. We can't read the type face on the initial landscape plan that you submitted. A member, for example, mentioned a concern on how an ambulance noise would be buffered. The design solution for this issue could be addressed when reviewing the landscape plan.
- We would like to understand how the traffic will flow from the ingress and egress point on Herschel. We are not clear how cars and emergency vehicles will exit the property. Please show this on the development plan. We also want to understand if and how the alley will be used to facilitate traffic flow.
- We are concerned that adequate community outreach has yet to occur, especially since you now have a development partner in CA Senior Living.
- With regard to CA Senior Living, we would like a clearly defined explanation of the anticipated client demographic in the planned community, and we'd like that information to be part of the SUP since you have advised us that the permitted use is a very broad definition of "nursing home".

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 November 2019 Meeting

	<b>For the 10 months ended Oct 31, 2019</b>			<b>For the month of October 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	1,030	0	1,030	0	0	0
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>0</u>	<u>0</u>	<u>0</u>
Total Income	7,580	2,000	9,580	0	0	0
Expense						
Contract Services	1,000	0	1,000	0	0	0
Landscape	0	555	555	0	110	110
Operations	1,810	0	1,810	254	0	254
Other Types of Expenses	1,634	1,913	3,547	744	0	744
Utilities	0	531	531	0	55	55
Website	<u>384</u>	<u>0</u>	<u>384</u>	<u>52</u>	<u>0</u>	<u>52</u>
Total Expense	4,828	2,999	7,827	1,050	165	1,215

Net Ordinary Income	<u>2,752</u>	<u>-999</u>	<u>1,753</u>	<u>-1,050</u>	<u>-165</u>	<u>-1,215</u>
Net Income	<u><u>2,752</u></u>	<u><u>-999</u></u>	<u><u>1,753</u></u>	<u><u>-1,050</u></u>	<u><u>-165</u></u>	<u><u>-1,215</u></u>
Cash balance at January 1	3,045	6,314				
Cash balance at end of October	<u>5,797</u>	<u>5,315</u>				



**For the Nine Months ended September 30, 2019**

Balance Sheet		Income Statement	
		Starting Balance	\$ 46,519
Cash	\$ 1,770	Gifts to fund	
Contributions Receivable		Net Investment Returns	\$ 5,288
Other Receivables		Other Income	
Investments	\$49,662	Grants Approved	
Other Assets		Service Fee	\$ (375)
Future Grant Commitments		Credit Card Fees	
Other Payables		Other Expenses	
	<u>\$51,432</u>		<u>\$ 51,432</u>