



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

(Established 1982)

Full Agenda (*subject to change*)

Tuesday, June 2, 2020, 6:30 PM

Zoom Video Conference – Detailed instructions to follow

Welcome to the Oak Lawn Committee

Link to the presentations: <https://drive.google.com/drive/folders/18oBY3-UXSII2OB0zorrlyRktVWFrDECZ?usp=sharing>

A. New Business

1. Project: 2401, 2421 and 2425 McKinney & 2507, 2515 Fairmount

District/Current Zoning: District 14; PD 193 (HC)

Case: NA

Hearing Date: NA

Presenter: Tommy Mann

Developer: Trammell Crow Company

Request: Increased height and FAR for an office development with ground level retail and/or restaurant uses

2. A conversation with Council Member David Blewett

An open discussion about the greater Oak Lawn area between CM Blewett and members from the perspective of both stakeholders and committee members.

Recess (5 Minutes)

B. Committee Business and Subcommittee Reports

1. Approval of May 5, 2020 Minutes and Treasurer's Report
2. Case discussions
3. Committee reports

Minutes May 5, 2020

The Zoom Conference Meeting was called to order at 6:30 pm by President Hilda Rodríguez. A quorum of 52 Active Members of 66 members was present.

1. Approval of Minutes and Treasurer's Report:

A motion was made by Olivia Tomkins and seconded by Adam Murphy and approved by unanimous vote of the Active Members to adopt the March 10, 2020 minutes as presented.

A motion was made by Jim Blagg and seconded by Paul Ellenbogen and approved by unanimous vote to adopt the treasurer's report for March 31, 2020 as true and correct.

Special Guest Speaker: The Committee will send a thank you letter to Council Member David Blewett and confirm with him that we would like to have him on our agenda for a Oak Lawn Plan conversation with members.

2. Case Recommendations:

Case #1: 2811 Maple Avenue

A motion to not support the project was made by Brenda Kronenberg and seconded by Diane Linn. The motion asked the developer to work with surrounding developments and the City to solve the traffic issues at the Maple/Cedar Springs intersection. After discussion, the motion was withdrawn. A second motion was made by Leland Burke and Seconded by Paul Ellenbogen to support the project as presented and asked the developer to work with the City to discuss ways to better regulate traffic at the intersection. After some discussion Cricket Griffin called the vote. The members voted to call the vote. The vote was taken and 24 members voted to support the motion with 13 against. The motion carried.

Case #2: 4714 McKinney

A motion to support the project as presented was made by Kyle Lyon and seconded by Brenda Kronenberg. The motion asked to support the project as presented but asked that the developer donates the eliminated trees to an area school. In addition, we request that the presenter brings all the information listed on our application so we can better decide even small changes in context to the bigger project. The vote was taken and 30 members supported the motion with five opposed, the motion carried.

3. Other

CM David Blewett asked to be on a future agenda to discuss more generally what the OLC believes are important challenges facing the neighborhood vis-a-vis development.

Committee Reports:

- a) Cricket Griffin – Membership - reported that we have 111 members.
- b) Hilda Rodriguez - Bylaws Committee – reported that Paul Ellenbogen would still like to hear from members concerning any bylaws changes to be considered. If changes are to be considered, a motion must be made in July to amend the bylaws.
- c) Shelly Potter – Landscape for the Monument – believes she will have a report next month. Her committee is waiting on completion of the road divider work at Oak Lawn and Cedar Spring.
- d) Kyle Lyon –Website Committee – His team is making good progress and the website developer is working on preliminary designs. Brenda Kronenberg is working with a graphic artist to develop logo concepts.

Other Business: Tony Page asked for a letter of support from the OLC for a grant application being submitted by Uptown Dallas Inc. to the Council of Governments. The project will improve ADA accessibility by rebuilding street corners where ADA ramps are missing. It will connect with improvements already underway with the McKinney Avenue Two-way Conversion and the new plaza at the intersection of McKinney, Allen, and Oak Grove. It will establish the framework for some of the larger improvements Uptown is interested in making in these areas to better link the neighborhood and get people out of the cars and enjoying the neighborhood in a much safer environment.

There being no further business, the meeting was adjourned.

HR/cg

**Attachments to May 5, 2020 Minutes
Letters to Presenters**

May 6, 2020

Mr. Joseph Pitchford
Crescent Real Estate
200 Crescent Court, Suite 250
Dallas TX 75201

RE: 2811 Maple Avenue

Dear Mr. Pitchford,

Thank you for presenting the 2811 Maple project to The Oak Lawn Committee last evening. The Oak Lawn Committee voted to support the project as presented and encourage you to meet with the city to explore options to promote better traffic flow at the busy intersection of Maple and Cedar Springs.

Sincerely,

Hilda M. Rodríguez Mercado
President

cc: Honorable David Blewett
Mr. Wayne Garcia
Ms. Brenda Kronenberg

May 6, 2020

Ms. Keisha Kay
Masterplan
900 Jackson Street
Suite 640
Dallas TX 75201

RE: 4714 McKinney

Dear Ms. Kay,

Thank you for presenting the special exception to the landscape ordinance for the above-referenced property at the Oak Lawn Committee meeting last evening.

The Oak Lawn Committee voted to support the special exception, and as we discussed in the meeting, we request that the trees that can't be planted on-site are donated to a local area school. In the future, should a revisit to The Committee be necessary on a case we've already seen, it would be helpful for us if you provided more information, such as elevations and the site plan, to make our decision in the context of the development.

Thank you for your presentation.

Sincerely,

Hilda M. Rodríguez Mercado
President

cc: Council Member David Blewett
Mr. Wayne Garcia
Ms. Brenda Kronenberg

	<u>Committee</u>		<u>Monument</u>	
	<u>Jan - Apr 20</u>	<u>Jan - Apr 19</u>	<u>Jan - Apr 20</u>	<u>Jan - Apr 19</u>
Ordinary Income/Expense				
Income				
Direct Public Support	-	1,000	-	-
Other Types of Income	-	-	-	2,000
Program Income	<u>5,360</u>	<u>4,700</u>	<u>-</u>	<u>-</u>
Total Income	<u>5,360</u>	<u>5,700</u>	<u>-</u>	<u>2,000</u>
Gross Profit	5,360	5,700	-	2,000
Expense				
Landscape	-	-	275	115
Operations	327	331	-	-
Other Types of Expenses	1,058	890	1,913	1,913
Service Fees	6	-	-	-
Travel and Meetings	115	-	-	-
Utilities	-	-	165	176
Website	<u>189</u>	<u>179</u>	<u>-</u>	<u>-</u>
Total Expense	<u>1,695</u>	<u>1,400</u>	<u>2,353</u>	<u>2,204</u>
Net Ordinary Income	<u>3,665</u>	<u>4,300</u>	<u>(2,353)</u>	<u>(204)</u>
Net Income	<u><u>3,665</u></u>	<u><u>4,300</u></u>	<u><u>(2,353)</u></u>	<u><u>(204)</u></u>
Cash Flows				
Cash beginning balance	3,145		5,163	
Income	5,360		-	
Expense	<u>(1,695)</u>		<u>(2,353)</u>	
Ending cash balance at 04/30	<u><u>6,810</u></u>		<u><u>2,810</u></u>	

Please take note of the yellow highlighted starting balance at January 1, 2020. The fund has lost almost \$4,500 as a result of the Covid-19 Pandemic. The loss in market value has improved over the March 31 loss of over \$8,000. We are down about \$4,500 for the year as of April 30.



Balance Sheet		Income Statement	
At April 30, 2020		At April 30, 2020	
		Starting Balance	\$ 54,026
Cash	\$ 1,584	Gifts to fund	\$ 100
Contributions Receivable		Net Investment Returns	\$ (4,530)
Other Receivables		Other Income	
Investments	\$47,841	Grants Approved	
Other Assets		Service Fee	\$ (171)
Future Grant Commitments		Credit Card Fees	
Other Payables		Other Expenses	
	<hr/>		<hr/>
	\$ 49,425		\$ 49,425