



KINGS HIGHWAY CONSERVATION DISTRICT

Board Meeting

Saturday, May 15, 2010, 9:00 a.m.

Present: Paul Zubiata Jim Jackson Val Haskell
 Dan Guenther Catherine Walker
 Michael Motta Lybo Buchanan

Absent: Janie Otwell Bill Miller Laura Yoo
 Annemarie Winston Ryan Hall Jenni Stolarski

The meeting was held at the home of Paul Zubiata, 1427 Kings Hwy. Paul called the meeting to order.

1. **Treasurer's Report.** Mike Motta reported that KHCD netted \$3,327.36 from the April 10th silent auction. This exceeded last year's net proceeds by about one hundred dollars. The current balance in the KHCD bank account is \$4,780.97.

2. **T-Shirts.** Paul Zubiata shared a fundraising idea with the board. He proposed that KHCD offer t-shirts for sell to our neighbors with a design created by a local artist. The design would be representative of the neighborhood and would include the KHCD logo. Paul envisioned that the shirts would be offered each year bearing a new design. Local artist Amanda Pounds has expressed an interest in creating the artwork for the shirts.

The board agreed to move forward with the t-shirt concept. Paul will work with Amanda on the design and will look into options for silk screening. It was suggested that Amanda be spotlighted in an upcoming newsletter to generate interest in the shirts. Additionally, it was suggested that Jennifer Pickard, a collector of locally branded t-shirts, also be spotlighted.

3. **Task Force.** Val Haskell proposed an idea for addressing the problem of long-term vacant houses in KHCD. These homes, vacant for three years or more, appear to be subject to increased criminal activity. Additionally, they are most often neglected and in disrepair. Subsequently, Val said, they drain the vitality out of the community in which they exist. She suggested that with a little focus KHCD might be able to affect change at these problem properties. Once provided with a list, Val offered to do research and data analysis on the properties identified, so that a case could be made with the city to take action on theses properties. If involvement is subsequently needed that requires a presence at city hall, she might need to call on individual board members for assistance. The board supported the task force concept and will assist Val in moving forward with it. Catherine will send an email out to residents seeking their assistance in identifying these vacant homes.

4. **Bishop/Davis Land Use Study.** The Bishop/Davis Land Use and Zoning Study is complete and will go before the city's planning commission for final consideration on Thursday, May 20, at 1:30 p.m. The zoning recommendations that it includes will have a significant influence over building renovations, new construction and transportation along Davis Street, as well as in KHCD and the other adjacent neighborhoods. The KHCD board has supported the study since it was originally undertaken in 2004. Before offering a resolution of support for the final study, however, it was agreed that the board should consider the most common concerns that have been expressed about the plan. The major concerns identified were: 1) increased maximum height limits; 2) decreased set-back limits; 3) 2:1 proximity slope; 4) the likely influx of garden apartment construction (the board noted that this could occur regardless of the

plan). In considering residents' concerns, it was noted that Davis Street has an established residential neighborhood along its corridor, which will help the area avoid some of the problems experienced in other older Dallas neighborhoods when re-zoning occurred. The Board agreed that although there were some limitations to the plan it was certainly of merit overall and would provide the urban design needed to create the type of community that KHCD and its neighbors envision for North Oak Cliff's future. The board subsequently agreed to officially offer a resolution of support for the project.

5. **KHCD Improvement Project.** In addition to supporting a project at Twelve Hills Nature Center with the proceeds from this year's fundraiser, Paul said that KHCD would also be working with the residents in the Turner Winston Block on improvement efforts in that area. The planned improvements will take place in the seven small parcels of green space along Polk Street between Canty and Kings Hwy. All of KHCD will benefit from these proposed improvements, since Turner Winston serves as the neighborhood's primary gateway. Jonathan Braddick, a resident of Turner Winston, has effectively organized those who live along the block and will be the board's key contact and collaborator as a master plan unfolds. A matching OOCCL grant request will be written by Braddick and Paul seeking additional financial support for the project. Information about the initiative can be found at <http://turnerwinstonblock.wordpress.com>.
6. **Crime Watch Chair.** Because of work/travel demands, Rob Leighton has submitted his resignation as Crime Watch Chair. Efforts will begin immediately to fill this open committee chair position.
7. **Events.** Turnout at recent First Friday events has been disappointing, and the board agreed that it will need to look at making changes to future KHCD events in order to increase participation. Two key reasons for lagging participating were noted. First, Oak Cliff residents have many more activities open to them than they did just a few years ago. Second, incidences of crime in the area have decreased dramatically, resulting in a perceived need for less neighborhood involvement. In a discussion of the issues, a number of suggestions were offered for improving participation:
 - Target one specific block or sub-community, e.g. the Turner Winston Block or one of The Homes of Kings Way apartment buildings, for a First Friday event.
 - Send the event announcements out earlier than they are presently.
 - List the dates of the upcoming three First Fridays in the newsletter.
 - Work on refining and growing the email distribution list.The board was asked to continue thinking about ideas for increasing event participation so that ongoing discussion can continue about this important issue.
8. **New Committee Chair Position.** For some time, Catherine Walker has been coordinating both communications and events for KHCD. As occasions and methods for communicating with residents have increased, it has become apparent that one person is needed to focus solely on communications activities. A dedicated position will allow KHCD to take full advantage of the many communications and marketing opportunities that arise, while shifting the heavy workload that Catherine is carrying. Consequently, it was agreed that Catherine would begin transitioning to the new position of Communications Chair, while the board actively seeks to find someone to fill the position of Events Chair.
9. **The meeting adjourned at 11:40 a.m.**