



KINGS HIGHWAY CONSERVATION DISTRICT

General Meeting

Thursday, April 29, 2010, 7:00 p.m.

The meeting was held at Kessler Park United Methodist Church, 1215 Turner Ave.

1. **Updates and Announcements.** After calling the meeting to order, Paul reported on ongoing and completed projects at Stone Park. Notably, installation of the planned, solar-powered drip irrigation system was recently completed. This will be followed by the installation in May of three, 36-inch, cast-stone planters. To prepare the park for summer, several KHCD neighbors took part in a general clean-up on Saturday, April 17. Tasks included the application of mulch and compost as well as the weeding of beds. Paul noted that all of these projects were funded by proceeds from last year's auction, along with a matching grant from the Old Oak Cliff Conservation League (OOCCL).

The Bishop/Davis Land Use and Zoning Study has been completed and will soon go before the city's planning commission. Paul explained that the purpose of this long anticipated study is to correct the inconsistent/industrial zoning that exists along Davis Street, dating back to the time when it was designated as U.S. Hwy. 80, the primary thoroughfare between Dallas and Fort Worth. As the result of this zoning, current uses are generally not compatible with the surrounding, stable neighborhoods. Since the zoning recommendations made in the plan will have a significant impact on our community for decades to come, Paul urged participants to learn more by viewing the complete study online at <http://thinkdavis.wordpress.com/>. When viewing the study, it's important to keep in mind that the pictures provided are only examples, not proposals.

2. **Treasurer's Report.** Michael Motta reported that proceeds of \$3,355 were realized from the April 10th silent auction. This was a slight increase over 2009.
3. **Crime Report.** Officer Spence with the Dallas Police Department's Southwest Patrol Division provided an update on neighborhood crime statistics and fielded questions and concerns from participants. For Beat 412, which includes most of KHCD, only one violent crime has been reported since January 1. In this instance, the victim was a landscape worker who was robbed of his weed eater at gunpoint. In the same period, there were five burglaries of motor vehicles. In most of these instances, Officer Spence noted that valuables were left in view in the vehicles, making them likely targets for thieves. Although overall crime rates are down in Beat 412, theft rates have trended upward, mainly due to an increase in shoplifting.
4. **KHCD Improvement Project.** With the annual silent auction now complete and the final outcome reported, the KHCD Board will now go to work investing the proceeds in neighborhood improvements. In addition to funding a project at Twelve Hills Nature Center, Paul reported that dollars would also be earmarked for an improvement project within the Turner Winston block. He noted that the entire neighborhood would benefit from these proposed improvements, since Turner Winston serves as the neighborhood's primary gateway. Paul introduced Jonathan Braddick, who has successfully organized the residents of the Turner Winston Block, to provide an overview of the initiative.

Using a presentation that included photos and maps, Braddick provided an overview of the Turner Winston Block, its accomplishments to date, and the proposed improvements that could benefit all of KHCD. He explained that the Turner Winston Block lies within KHCD's

eastern boundaries and consists of homes in the 600 block of Turner Avenue and the 900-1000 block of Winston Street. It consists of one multi-family structure and 14 single-family homes. This diverse, active community's projects include neighborhood clean-ups, potluck dinners, a crime watch program, and a monthly newsletter.

Braddick explained that when the Polk Street one-way thoroughfare was constructed, the area that now makes up the Turner Winston Block was cut off from the rest of KHCD. This has left the area somewhat isolated. The cut-through of Polk Street also created seven small parcels of vacant land along its corridor. Initial inquiries indicate that all of these parcels are public land owned by the city. With the collaborative project that Jonathan described, Turner Winston and KHCD would work together to create a phased master plan to beautify and improve these green spaces along Polk Street between Canty and Kings Highway. Initial funding will primarily come from KHCD; a matching OOCCL grant request will also be submitted for consideration. Details of the complete plan, including maps, can be found on the Turner Winston web site at <http://turnerwinstonblock.wordpress.com>.

5. **District 3 Update.** David Neumann, Council Member for District 3, provided updates from city hall and fielded questions from participants:

- Crime is down by 11% in District 3, and by 5% city wide.
- OneDay Dallas weekly garbage and recycling began on March 1 and appears to be going well. Neumann encouraged anyone who experiences a problem to call 311.
- Neumann provided additional information about the Bishop/Davis Land Use and Zoning Study, which he said, in basic terms, will take this designated geographic area and convert it for future use. A key goal of the study's recommendations is to direct North Oak Cliff's future toward a pedestrian-friendly environment that is consistent with current trends in urban form. He emphasized that the plan would not zone anyone out but is simply preparing the area to transition forward.
- Petition efforts continue toward getting a vote to eliminate "dry" districts on the city-wide ballot in November. If the referendum is successful, beer and wine – but not liquor – could be sold at retail stores throughout the city, and alcohol could be served at restaurants without the requirement of a private club membership. Neumann noted that elimination of the "dry" status in North Oak Cliff would help attract high-quality grocery stores to the area but, conversely, would also open up the issue of off-premises consumption of beer and wine near convenience stores.
- The Coombs Creek Trail, which provides connection to the Trinity Levee Trail from Kessler Parkway, Stevens Park Golf Course and the surrounding neighborhoods, should be completed in the next couple of months.
- Neumann made the association aware of a situation that he thought would be of concern to the residents of KHCD. It involves a multi-family structure located along the northern boundary of KHCD at 939 N. Winnetka. Apparently, its new owner received the initial permitting from the city to begin renovations to return the building to its use as an apartment building. However, because the property was sitting vacant for more than six months, its non-conforming status within the conservation district was lost, and it cannot be returned to its previous use. The owner has been made aware of the situation, but construction continues on the property. Consequently, the case may end up going before the city's board of adjustments. Should this occur, Paul will communicate the schedule of the hearing for those in KHCD who wish to attend.

6. **The meeting adjourned at 8:15 p.m.**