

Kessler Plaza Neighborhood Association Meeting Minutes

Date: Tuesday, November 14, 2006: beginning at 7:00 p.m.

Place: Jefferson Boulevard Church of Christ

Attending: John Cramer (presiding), Mary Ellen Phares (secretary), *see sign in sheet for other attendees*

General Reports/Updates

- We will be voting on Saturday, Dec. 9th for a. Most Festive House; b. Most Elegant House; and c. Best Competitive House – all for the holidays.
- John Cramer will finish up the paperwork on the stop signs needed and on the median project before he finishes as President. (He is moving.)
- According to the Ft. Worth Avenue Development Group, there is a pending \$80 million dollar project for the area around Dairy Queen. Stand by for more information on this development.
- The Dallas Mobile Home Park on Ft. Worth Avenue has sold, so we should see some new development there.
- District 3 (our district) – Ed Oakley is our current City Council Representative, but he may run for Dallas Mayor. Therefore, Joseph Hernandez and Dave Neumann may run for Ed's slot on the City Council.
- Nominations for new KPNA President.....Kevin Block nominated for a 2 year term, seconded nomination, and confirmed/elected as new President of Kessler Plaza Neighborhood Association.

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▪ **Crime Update**

- Detective Sergeant Wolchurch (**SPELLING??**) spoke. He is in charge of the 420 sector which is the northwest corner of Oak Cliff. (Kessler Plaza is in Sector 420, Beat 421, where police officers regularly patrol.
 - He's seen mainly property crimes in our Beat. Big problems at La Canterra Apartments. No violent crimes, though.

- He recommends we keep our cars locked, garage door closed and that we do not leave purses on car seats.
- 6 officers assigned to our sector.
- Moss Park – cops on foot in the early mornings which has cut down some on the drug trafficking. Cops will continue to patrol.
- Overall, some good arrests have been made for Cocaine/Heroin.

New Business

- **Speaker: Dwayne Jones, Preservation Dallas**

- Dallas offers 4 options for neighborhoods to manage their future.
 - Planned District – Hundreds of these out there.
 - Conservation District – Kings Highway is an example of a Conservation District. Also, Greenway Park by Love Field. Good for an area which is declining and looking for ways to stabilize/improve. Greenway Park in particular dealt with floor area/ratio, lot coverage, height of house. Others have dealt with landscaping issues.
 - Over the last 5 years, we've seen a lot of "teardowns." A Conservation District looks at a "broad stroke" for an area.
 - A neighborhood must have at least 75% of the property owners petition the city to become a Conservation District.
 - Then, Plan Commission reviews and approves.
 - Then, a series of meetings with neighborhood association to decide on criteria, architecture concerns, etc.
 - Also, have issues of demolition (only 2 neighborhoods in Conservation Districts in Dallas have a demolition policy.)
 - Then, voting.
 - Then, City Council.
 - Most Conservation Districts have had 80-90% approval of residents.
 - Some neighborhoods in process:
 - Vickery Place
 - Northern Hills
 - Rawlins/Oak Lawn
 - North Lakewood Heights (south of Mockingbird)
 - Stevens Park
 - Overall process usually takes 2+ years.

- Dallas has more Conservation Districts than any city in the country.
 - ***A Conservation District gives reason and direction to new construction and “sits on top” of current zoning.***
 - Our only cost as a neighborhood association would be time.
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- Historical District – Most popular. Example is Lake Cliff. 60-day turnaround, but need approval on everything from porches to windows.
 - Neighborhood Overlay Stabilization Zone – None of these in Dallas currently.

The meeting was adjourned at 8:05 p.m.

[NEXT MEETING: Tuesday, January 30, 2007 at 7:00pm.](#)

(End of Minutes)