

West Kessler Neighborhood Association Meeting
Tuesday, November 18, 2014
Stevens Park Golf Course

Called to order at 7:00 PM by David Cooper.

Nominations for Board.

Stephanie Engwall willing to serve as President, Earl as VP, Evan Engwall, and Allen for Treasurer.

Nominations for President, VP, Secretary and Treasurer accepted, but no other nominations or offers.
Slate of nominees was approved on voice vote without objection.

WKNA Winter alkabout:

Engwalls volunteered for starting, then Laura Lockwood, then open spot for dessert. Looking for someone to host.

Date is December 21st.

Development on Hampton:

Kirby Warnock and Christian Chernock ???? have asked to speak at tonight's meeting about proposed "pocket neighborhood" development on Hampton.

Dr. Joseph Cortez speaks first about rezoning and its effect on surrounding single family homes and historic zoning in neighborhood. Discussion of current zoning in neighborhood and idea of "buffer zones" between high density and single family homes.

Discussion of "spot zoning" as small tract with single owner who departs from zoning plans in place.

Ingress/egress on Hampton road discussion and pattern of roads—Hampton seen as major arterial road, so a local road directly connecting is bad idea, he argues.

Dr. Cortez states that he wants to seek a middle ground, encouraging a compromise that addresses concerns of neighborhood. Proposes altering development and showed different suggested plan.

Christian Chernock:

Says this is first he has heard of Hampton frontage redesign. Says he wasn't aware that ingress on Hampton was a possibility as suggested by Dr. Cortez.

He is not closed off to a redesign of Hampton, but says he has considered current status of homes on Hampton between Davis and Plymouth on west side. Half are classified as DCAD as poor or very poor. Says he is "reinventing" single family homes on Hampton, and that development could change the street as whole.

Dr. Cortez: says that will change essential character of neighborhood. Inquires about pedestrian traffic for proposed development. Says density is more than currently on Tenna Loma or Oak Cliff Blvd.

Chernock: says it's not "high density," that another developer is building in N. Oak Cliff with similar density (PSW homes).

Shows map of current zonings in area and discussion of density. Says it is "in keeping with current densities." Not unreasonably dense.

Cortez: says he is not against project, wants to be

Chernock: Made many changes to be responsible to neighborhood already.

Bob Stimson: Apology for previous meeting comments (to Cortez). Discusses history of development. Concerns seen as traffic on Hampton, density and visibility from across street.

Cortez: objection is largely on congestion and density, has not been met to satisfaction of neighbors.

Chernock: says city engineers said negligible traffic impact, won't review. He asked for it, but they wouldn't allocate resources. Did his own traffic study, and says he was responsive to these concerns. He is invested in traffic safety as the developer. Says he took gate and callbox out due to concerns, changed curb cuts for easier ingress/egress; opened it up to Boulevard Terrace. Wants to know about double-line on Hampton (new concern) and will investigate.

Cortez: his goal was to discuss some concerns, not to stop development. Are here to explain why some neighbors are opposed, and looking for compromise. One last plea to neighbors to consider details.

Kirby Warnock: requests that neighbors support him and his perspective.

Stimson: Says Chernock has been responsive to concerns and made compromises. Wants to see those who are interested in compromise to work together.

Cortez: I'm leading people looking for compromise.

Stimson: misimpressions have gone out.

Lynn LaCaze: agrees that social media has been excessive.

Cortez: discusses path leading him to move here, and that we need to consider the reasons we moved here and that developers need to be aware of neighbors. Wants to protect essential character of neighborhood and North Oak Cliff.

Chernock: accuses him of fearmongering by saying he will sell to developers if neighborhood going down.

Ron Forwalk: neighborhood has always had concerns about new development, wanted to enter into dialogue.

Chernock: As a Planned Development it takes things into concerns.

Cortez: current property has trouble

Chernock: States he is taking care of property in response to concerns of current tenants at one property. Says his development will help increase property values of existing homes, so they can be renovated. Discusses his own experiences, says will lead to renovations and development. Wants to do "best development." Says he has made changes, and is willing to consider more changes, and wants to collaborate if possibility. Says he wants to use land more efficiently than current zoning.

Angie Mobley has letter of support for Dr. Cortez's proposals.