

Meeting notes, 2026-05-20.

This meeting intended to present the same information as the earlier meeting on May 7, so I have tried to list below the new information or questions that arose.

Please refer to the recording for the entire discussion.

- 1) Steve read out all the members of the exploratory committee, see the recording for the list, and at the previous meeting a few were left out. (Post note, we do have two new members (Happy, Happy!!), Francisco and Dwayne).
- 2) Ben related that at the last meeting, a local Realtor related that the coming of new "McMansions" does ultimately reduce the existing, 50's house, to lot value.
- 3) The new construction does raise the original homes tax valuation.
- 4) It was emphasized that what is being proposed is NOT a Homeowners Association, NOT a Historic District, and NOT a Neighborhood Stabilization Overlay. If someone mentions an unpleasant experience with a thing kinda like this, make sure you know what they are talking about.
- 5) If this all goes through, what happens? The Urban Planning and Preservation office of the City compares your proposed work to the Standards we (thru this process) have developed, and works with you to get to a point of acceptance, if possible, then you will still need to get a Building Permit. Your neighbor would not be reviewing your proposed work.
- 6) A question arose last meeting, why did we not consider, as a committee, go forward with a "Neighborhood Conservation District (NSO)"? The reason was that an NSO can only modify things in the base zoning, such as setbacks. (See the links for the City's explanation of the base zoning (R 7.5a) and what a NSO is). We think the things that make Wynnewood North cool are more than those limited regulations.
- 7) A question arose in this meeting as to what the highlighted topics on the City provide list mean? The highlighted items are ones the enabling Ordinance say we must discuss; the balance are ones we can address, if the Committee feels we ought to. We as a Committee have not cleared out any, we want them all on the table for the neighborhood to talk about.
- 8) A question arose in this meeting as to is there any limit to what can happen now, (over the base zoning that is in place); the reality is no, not until we go thru all this, and Council say yes, and it is filed in record.
- 9) Other than property values, there are other issues at place, such as the drive for some in the City for increased density, but we on the committee feel that we need to protect what makes this neighborhood special. That being the density, the trees, the type of buildings, materials, roof type, and form, etc.
- 10) The Committee has a new website and is looking at an Instagram page.
- 11) Ambrosio related that he has seen the effect of these Districts in Dallas, as a member of the Dallas Landmark Commission, and related that he sees a Conservation District as an opportunity to protect both your investment, and the things you love about this neighborhood. He also related how the City staffing levels held back the action on this effort, explaining why the Committee effort (and the planned neighborhood outreach) has been on hold for quite a while. The original ask to the City was presented in February 2024.

12) A question arose; can the Wynnewood Shopping Center be included? That is a question that we need to ask. (more to follow)

End of Meeting.