

RPIA Board Meeting Minutes – February 27, 2023

The regular board meeting of the Ryan Place Improvement Association was held in Mitchell Hall Parlor at St. John's Church on Monday evening, February 27, 2023, with President Chris Gee presiding and Cindy Pustejovsky Belknap as secretary. A quorum was established and the meeting was called to order at 7:03 P.M.

Board Members in Attendance – Chris Gee, President; Cade Lovelace, Vice-President; Cindy Pustejovsky Belknap, Secretary; Sarah Geer, Director of Membership; Ryan Terry, Director of Communication; Sarah Rucker, Director of Activities; Sean Crotty, Director of Historic Resource; Taylor Drake, 5th Ave. St. Director; Addison Conley, 6th Ave. St. Director; John Belknap, 8th/James/Stanley St. Director; Casey Creager, Alston/Lipscomb/Page St. Director; Terri West, College/Cantey St. Director; Brian Holland, Elizabeth Blvd. St. Director; Elizabeth Milstein, Ryan Ave. St. Director; Javier Rodriguez, S. Adams St. Director; Aaron Ballard, Willing Ave. St. Director.

Others present included Jennifer O'Connell, Chair of the Home Tour Committee; Ruth Karbach; Officer Jennifer Bell; Gary Steudte.

Neighborhood Patrol Officer Report – Officer Jennifer “Jenny” Bell is our new Neighborhood Patrol Office, replacing Office Isiah Garner who is transferring to another neighborhood. Officer Bell is a 15-year veteran with the FWPD. Contact number remains the same.

Zoning Case ZC-23-027 – Gary Steudte, representing the owner of Wingstop Tommy Hicks, presented Mr. Hicks' request for a zoning change for 3005 and 3011 Stanley Ave (Block 11, Lots 22 and 23) from “A-5” to “E” to accommodate his desire to move Wingstop from its current location at 2738 8th Ave. to 3001, 3005, and 3011 Stanley Ave. 3001 Stanley Ave. is already zoned “E”. Mr. Hicks' case is scheduled to be heard on March 8, 2023.

President Report – President Chris Gee reported on the following:

- a. Introduced Directors who were not present at the January 2023 RPIA Board Meeting.
- b. Met with a representative of Fairmount to discuss moving the softball game to the evening of July 3rd when it would be cooler and could be combined with the Ryan Place social event. A joint committee would be formed to plan the event. The parade would remain on the 4th of July.
- c. Met with neighbor Andy Duefel who expressed interest in chairing the Community Service Committee.
- d. Turned the floor over to Director Elizabeth Milstein who represented RP at the Mayor's Neighborhood Awards Luncheon on February 18th. Director Milstein recapped the award categories and winners. It was expressed that as much as we do in RP, we should focus on a particular category, apply, and be recognized. Deadline to apply for an award is November 2023.

Vice President Report – V.P. Cade Lovelace reported on the following:

- a. Organizing a City Council District 9 candidate forum for the April 17, 2023 RPIA Meeting.
- b. Turned the floor over to Director Terri West, RP representative to the Hemphill Corridor Development Collaborative, who reported that the proposed 24-unit townhome build at the north east corner of Hemphill and Morningside was denied by Zoning Commission and the project has been cancelled. The developers are starting the process over by holding public meetings and submitting a new zoning request change.
- c. Turned the floor over to Director John Belknap who gave background information regarding the aforementioned zoning case ZC-23-027. Area residents and RPIA are concerned with 3005 and 3011 Stanley Ave being re-zoned to “E” because of the negative impact commercial activity with late hour operations would have on an A-5 section of the neighborhood that is also adjacent to residents, as well as traffic congestion and safety concerns at the intersections of Stanley, James, Bowie, 8th, and Cleburne roads. The same zoning change request was opposed and rejected last year for the same reasons.

Director Terri West moved that RPIA oppose the zoning change case number ZC-23-027 and for President Gee to send a letter to Zoning Commission and City Councilwoman Elizabeth Beck stating such. Motion passed.

Secretary Report – Secretary Belknap presented the January 16, 2023 Board Meeting Minutes.

Director Sarah Geer moved to approve the January 16, 2023 Board Meeting Minutes. Motion passed.

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Treasurer Report – President Gee presented Treasurer Blake Villa’s Financial Report which listed revenue and expenses as of February 27th. He then presented Director John Belknap’s request for reimbursement for expenses related to the RP fire truck which included storage fees from the Texas Fire Museum, transportation of the truck from Dallas to Fort Worth, and items to make the truck drivable for the 2022 Ryan Place 4th of July Parade.

Director Addison Conley moved to approve reimbursing John Belknap for expenses related to the Ryan Place Fire Truck. Motion passed.

Activities Report – Director of Activities Sarah Rucker listed upcoming events taking place in RP: Cowtown Cleanup on March 25th; Easter Egg Hunt on April 8th; Memorial Day Croquet Tournament and Block Party on May 29th.

Membership Report – Director of Membership Sarah Geer reported that twelve Welcome Cards have been delivered so far this year. She is tracking properties and new residents, and reminded all to let her know of anyone new to the neighborhood. A neighborhood mixer is scheduled for March 2nd at Winehaus from 5pm – 7pm. New neighbors from 2022 received personal invitations; all neighbors are welcome and BODs are encouraged to attend.

Communication Report – Director of Communications Ryan Terry reported that submissions for the March newsletter have been compiled and the newsletter is almost ready to be submitted for print. President Gee commended Director Terry and all who submitted content as their efforts resulted in a great February newsletter with substantive content. President Gee stated he is starting a new section called “Leadership Highlights” which will highlight two or three RPIA board members per issue.

Historic Resource Report – Director of Historic Resource Sean Crotty, a geography professor at TCU, has begun building a database of homes in RP which will include the ability for homeowners to submit history and information about our homes. He is using the library as a resource, noting most information is not digitized so he is going through boxes. Director West found original meeting minutes from when RPIA was being formed (side note: RPIA is the oldest neighborhood association in Fort Worth). She and others are working on a “modern Ryan Place history” which includes interviewing older neighbors.

Infrastructure Report – Director of Infrastructure Douglas Cooper reported on the following:

- a. Call for bids for re-design and re-landscaping of the Elizabeth Blvd. gate area has begun.
- b. Looking for new design and landscape ideas for the Cantey St. chicanes.
- c. Completed community review immediately before this meeting of the design concept for Triangle Park; next step is to begin working with the City.
- d. As previously reported 50% of the down payment for the Daggett Park Pavilion was made in December 2022; the provider anticipates shipment to an offsite location in March with installation by end of year.
- e. Looking to re-invigorate RP’s involvement in the City’s Neighborhood Tree Planting Program.

Candlelight Christmas in Ryan Place Report – Home Tour Chair Jennifer O’Connell reported that planning by the CCRP committee for the 2023 home tour is going well.

Street Director Reports – Reminder to keep an eye open for “stealth dorms” in the neighborhood, and to hold the City accountable for enforcing ordinances and restrictions regarding setbacks and sidewalk installations. The City recently gave a landowner a variance allowing a new sidewalk to be installed abutting the street curb.

Other – A RP resident has offered money to RPIA to add baseball related items such as bleachers and a batting cage to Daggett Park. Coordination of this earmarked donation would require much collaboration between the City and FWISD who own and lease the park.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,
Cindy Pustejovsky Belknap
Secretary