

November 18, 2017

Councilmember Jennifer Gates
Dallas City Hall
1500 Marilla St.
Dallas, Texas 75201

Dear Councilmember Gates:

A majority of the PD-15 Working Group (“Group”) requests the following:

- 1) Reaffirmation of the Northwest Highway and Preston Road Area Plan as the official baseline for all future development decisions in Zone 4, which includes PD-15.

Reason: The recommendations included in the Area Plan were championed by you and Plan Commissioner Murphy and adopted by the Dallas Plan Commission on 1-5-17 and the Dallas City Council on 1-25-17. As you know, the Area Plan limits future development in Zone 4 to four stories and gives special emphasis to green space, flood mitigation, pedestrian improvements, underground parking and owner-occupied condominium units.

Scott Polikov’s vision for PD-15, including his “Massing Study,” presented on 9-26-17, and his “Principles for a Collaborative Revision of PD-15”, as discussed on 10-24-17, directly contradict the recommendations in the Area Plan.

Our concerns about these proposals and this process, expressed clearly at the last two meetings of the Group, have been ignored. Most particularly, we regret that a solution for rebuilding the burned-down, 3-story Preston Place has evolved into the recently requested authorization for a public hearing to “determine the proper zoning” for 4 of the 6 complexes in PD-15.

- 2) Withdrawal of the “Request for Agenda Item for an Authorized Hearing,” dated 8-3-17, submitted by Plan Commissioner Margot Murphy to David Cossum, Director, Sustainable Development and Construction Department.

Reason: We oppose Commissioner Murphy's request to "determine the proper zoning" in PD-15. It is only necessary to address the redevelopment of one property, Preston Place, which was destroyed by fire. Preston Place may, or may not, need any change to the current zoning of PD-15 since a) it is still negotiating with potential developers, b) it has not presented the community with any design for a new development, and c) it currently has the ability to double the number of its units, under current zoning, without a zoning change.

- 3) Reconfiguration of the Group before its next meeting to reflect proportional representation of the resident population of PD-15.

Reason: Four of the 6 properties in PD-15 have been in contact with brokers and developers and are contemplating selling, including Diplomat, which has a development plan proposal, and Preston Place, which will soon have one. Preston Tower and Athena contain 78% of the units in PD-15 (465 of 600 units) and are the two remaining properties that will have to live with the results of neighborhood redevelopment, yet the way the Group is configured, the towers receive only 4 of the 12 votes in the PD. It is also important to note that, as currently structured, many Pink Wall residents are wrongfully excluded from this process since only five of 28 non-PD complexes were allowed representation; this results in the Group being unable to speak on behalf of all residents in Area Plan Zone 4.

We, the undersigned, constitute 9 of the 17 members of the PD-15 Working Group. We collectively represent 506 of the 600 owners (84 percent) currently living in PD-15, plus four of the five non-PD complexes you appointed to the Group.

Our proposal will streamline the immediate goal of finding a path forward for Preston Place. While we appreciate the time you have spent on this issue to date, this process has had the very unfortunate, unintended consequence of accelerating the consideration of redevelopment in a community that heretofore has been cohesive and stable.

Yours truly,

Jon Anderson, Athena

Keith Burtner, Preston Tower

Steve Dawson, Bandera Villa

Fred Pendleton, Royal Arms

John Pritchett, Preston Tower

Marilyn Schroeder, Diamond Head

Lee Shuey, Diamond Head

Bob Spurlock, Harcourt House

Carla Young, Athena
