

May 11, 2018

The Honorable Jennifer Gates
Dallas City Councilwoman
1500 Marilla Street
Dallas, Texas 75201

Re: PD 15 (Northwest Highway at Baltimore Drive)

Dear Councilwoman Gates,

As current and former elected officials who have represented the Preston Center area, we wish to express our concern about the impending PD 15 Authorized Hearing, which 77 percent of the property owners in the PD oppose. Please consider the following:

1. A significant majority of your constituents in the Preston Center area do not want increased density in their residential neighborhoods, especially new apartments (as stated in the "Northwest Highway and Preston Road Area Plan" adopted last year by the Dallas City Council);
2. The four low-rise condominium complexes in PD 15 should be replaced by new low-rise condominiums, not by high-rise apartments;
3. The Steering Committee that you appoint should fairly reflect the constituents who live in PD 15 (or it is a pointless and unrepresentative committee); and
4. No zoning change to PD 15 should occur without a comprehensive, City-funded (non-developer) traffic impact study.

As you know, the community of homeowners living in the vicinity of Preston Center is highly concerned about any increase in density or traffic, due to increasingly untenable parking and traffic conditions that need to be addressed. While it is usually in developers' interests to "build big," after the developers make their money and move on, it is the surrounding neighbors who have to live with the consequences. We urge you to give greater weight to the desires of your deep-rooted constituents than the desires of here-today, gone-tomorrow developers.

Thanks for all your hard work on the City Council.

Best regards,



Dallas County Commissioner Mike Cantrell, District 2, (1994 – present)



Mitchell Rasansky, Dallas City Council, District 13, (2001 – 2009)



Donna Blumer, Dallas City Council, District 13, (1993 – 2001)



Sid Stahl, Dallas City Council, Place 9, (1980 – 1983)
Current resident of the Athena in PD-15



John Carona, Texas Senate, District 16, (1996 – 2015)



Will Hartnett, Texas House of Representatives, District 114, (1993 – 2013)



Steve Wolens, Texas House of Representatives, District 103, (1981 – 2005)



Laura Miller, Mayor of Dallas, (2002 – 2007)