

From: [Gates, Jennifer](#)
To: [Laura Miller](#); [Mitchell Rasansky](#); [REDACTED]
Cc: [Heller-Relayze, Alexandra](#); [Clayton, Lauren](#); [REDACTED]; [Steven D. Wolens](#); [REDACTED]; [J. Steve Dawson](#); [REDACTED]
Subject: Re: Meeting request
Date: Friday, November 2, 2018 2:26:06 PM

Laura,

I have received this email and I will get you more updates on the issues you raised on Monday. In regards to the Fire Station light it was never going to be turned off the change which was made 2 years ago is that it would only turn red when the station receives a call. Originally it was tied to the Douglas light.

Thanks,
Jennifer

From: Laura Miller [REDACTED]
Sent: Friday, November 2, 2018 12:50 PM
Subject: Re: Meeting request
To: Mitchell Rasansky [REDACTED]; [REDACTED]
Cc: Gates, Jennifer <jennifer.gates@dallascityhall.com>, Heller-Relayze, Alexandra <alexandra.relayze@dallascityhall.com>, Clayton, Lauren <lauren.clayton@dallascityhall.com>, [REDACTED], Steven D. Wolens [REDACTED], [REDACTED], J. Steve Dawson [REDACTED]

Jennifer,

Thank you for the meeting yesterday. You were very generous with your time.

We hope you will reconsider your position to move forward with the Authorized Hearing process since the HOAs representing the vast majority (78 percent) of the property owners in the planned development you are trying to rezone have asked you, repeatedly, over the past year to stop it.

As expressed yesterday by the people you picked to represent those HOAs on the Authorized Hearing Steering Committee, the two developers who are driving this process have high-dollar sales contracts on Preston Place and the Diplomat - contingent upon huge increases in the currently allowed density. These developers should be made instead to file individual zoning cases that can be considered on their merits by the neighbors. This is the only way to obtain traffic impact studies since the city is unwilling to fund traffic impact study, and the Authorized Hearing process does not require developers to commission one. Since the city will not address the traffic, it is reasonable to require the developers to do it -- ie file individual zoning cases that require not only traffic impact studies but actual site plans that allow neighbors to see what is going to be built (something the Authorized Hearing also does not require). This small concession from you would give your constituents some modicum of control over their fate, which they now lack.

The issue that concerns us all most, of course, is traffic. The traffic levels in and around Preston Center are completely unacceptable. Nothing has been done by the city, as recommended *two years ago* in the Northwest Highway and Preston Road Area Plan (that you championed and persuaded the City Council to adopt in January 2017) to alleviate *any* of the traffic.

Therefore, I was pleased to hear you state yesterday, when this topic came up, that one Area Plan

recommendation, a Texas U-turn -- a seamless U-turn with no traffic lights that would be built on the southbound side of Northwest Highway where it intersects with the Dallas North Tollway -- "was coming," as you described it.

In all of my recent discussions with NTTA and NCTCOG officials over the past six weeks, both agencies have told me that nothing is being done to create this U-turn. That it, in fact, is not happening. I confirmed this morning, with NTTA Chairman Kenneth Barr and Elizabeth Mow, NTTA's Assistant Executive Director over infrastructure, that not only are there no current plans for a Texas U-turn, the agency's team is not convinced that it is the answer to our traffic problems, which they agree are intolerable. "I don't know what is going on," Ms. Mow said, referring to the traffic on Northwest Highway in and around the Tollway. "It is gridlock, all the time."

Ms. Mow told me that in mid-2019 NTTA is planning on starting a two-year study of every intersection on the Tollway, from downtown to Frisco, to determine which intersections are gridlocked and what should be done about it. They hope to identify some short-term solutions along the way at the worst intersections, which include Northwest Highway and Mockingbird, but any solutions would have to be analyzed, engineered and funded. Ms. Mow said she discussed the study with you three months ago, and that you asked that the Dallas City Council be allowed to have input into the scope of the work for the study. Ms. Mow is acutely aware of our traffic problems and promises to tackle them as part of the two-year study.

Is NTTA's study of every intersection along the Tollway what you were referring to when you said that the Texas U-turn "is coming"? If there is a funding commitment from some other transportation agency to pursue this specific solution, which NTTA is not aware of, please let us know what that is. I asked Ms. Mow and Chairman Barr if it would allow for another agency, or the private sector, to fund an engineering study to determine the feasibility and usefulness of a Texas U-turn over their roadway, but, again, they are not pursuing that as a solution at this time.

Ms, Mow said traffic is increasingly getting worse on Northwest Highway, and that she would email me NTTA's most current numbers. I will forward them to the group when I receive them.

Since TXDOT has finished its intersection improvements along Northwest Highway (which were begun during our Area Plan work) from Midway Road to Central Expressway, and NTTA has no short-term plans to make any improvements, what is the city going to do to offset the thousands of trips per day that will be added to Northwest Highway if the massive zoning requests from PD-15 developers and St. Michael's Church are approved by you and your Plan Commissioner Margot Murphy in the coming months? This is our concern.

One last thing: the Area Plan Taskforce made a specific request to you and city staff *two years ago* to turn off the traffic light in front of the city firehouse on Northwest Highway, between the Tollway and Douglas, unless there is an emergency that would require Northwest Highway to be cleared in order for the fire trucks to exit. Of all the transportation suggestions that have been made to date, this was the cheapest, easiest and most obvious. You and the city staffer in charge of that traffic light promised us, in a public meeting, that it would be shut off immediately. But it has never been done, despite repeated requests. Ms. Mow at NTTA agrees that this would help alleviate the gridlock, on both the Tollway and Northwest Highway. We would all appreciate it if this could be accomplished.

Thank you,
Laura

From: Mitchell Rasansky [REDACTED]
To: [REDACTED]
Cc: jennifer.gates@dallascityhall.com; alexandra.relayze@dallascityhall.com; Laura Miller [REDACTED];

lauren.clayton@dallascityhall.com; [REDACTED]
D. Wolens [REDACTED]

Steven

[REDACTED] J. Steve Dawson

Sent: Thursday, November 1, 2018 12:20 PM
Subject: Re: Meeting request

Dear Jennifer,

Due to the on-again-off-again meeting schedule of our group this week, I unfortunately have a prior commitment now and cannot attend today's meeting.

Thank you for changing your mind and allowing all of your constituents to meet together with you.

I fully support the many hundreds of homeowners behind the Pink Wall, including those in PD-15, who wish for you to stop the Authorized Hearing process, which has unnecessarily divided the neighborhood. Their wish is simple: let the developers who want to build far beyond current zoning regulations file individual zoning cases that can be judged on their merits by the people who would have to live with the change.

I was a City Plan Commissioner for 8 years and a City Council member for 8 years. My business is real estate. I know zoning. The developers should file their own zoning cases, as is the norm. The Authorized Hearing process is used, sparingly, when property owners in a specific area wish to work together to create a cohesively designed community - not, as in this case, when private developers are behind the effort, and the vast majority of the people inside the area to be redeveloped are opposed.

I wish I could be there to voice my opinion in person. I trust my former colleagues, friends and neighbors will do a fine job expressing this position. And I further trust that you will listen and support them.

Many thanks for your service to the city,

Mitchell Rasansky

On Thu, Nov 1, 2018 at 12:16 PM Donna Blumer [REDACTED] wrote:

Jennifer,

My impression that the meeting time was not firm came from your original requirement that we meet in two groups. I was not sure which group I would be in or how you and Laura would resolve this. This did not leave time for me to change appointments. I'm happy to learn that you have agreed to meet with everyone else in one group and look forward to hearing how the issues are advanced or (hopefully) resolved.

Donna.

-----Original Message-----

From: Gates, Jennifer <jennifer.gates@dallascityhall.com>

To: Donna Blume [REDACTED] Heller-Relayze, Alexandra

<alexandra.relayze@dallascityhall.com>

Cc: Clayton, Lauren <lauren.clayton@dallascityhall.com>

Sent: Wed, Oct 31, 2018 10:35 pm

Subject: Re: Meeting request

Donna,

I completely respect that you cannot reschedule an appointment, but I want to be clear there has never been an off and on in regard to your arrangement with my office and this appointment. I immediately confirmed my availability to Laura Miller when offered options at 2:30 Thursday upon a request to meet with you and the other letter authors. I apologize regarding the location request but to accommodate her limited availability of times in short notice the only location feasible for me was City Hall due to other commitments.

I am confused to when you were under the impression the meeting was off because that was never communicated by my office. If you have any questions regarding this case going forward, please feel free to reach out.

Thanks,
Jennifer



Jennifer S Gates
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****OPEN RECORDS NOTICE:** This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.**

From: Donna Blumer [REDACTED]
Date: Wednesday, October 31, 2018 at 5:33 PM
To: Alexandra Heller-Relayze <alexandra.relayze@dallascityhall.com>, "jennifer.gates@dallascityhall.com" <jennifer.gates@dallascityhall.com>, Laura Miller [REDACTED]
Cc: "lauren.clayton@dallascityhall.com" <lauren.clayton@dallascityhall.com>, [REDACTED]

Will Hartnett

Steven Wolens

John

Pritchett

Subject: Re: Meeting request

Jennifer and Alexandra,

Because of the on again off again arrangements for this meeting, I have been unable to reschedule an important appointment, so regretfully, I cannot attend tomorrow.. However, please be assured that I remain in full support of the others who signed the letter addressing the neighborhood's concerns. I look forward to hearing from you about any and all proposed resolutions.

Donna Blumer

-----Original Message-----

From: Heller-Relayze, Alexandra <alexandra.relayze@dallascityhall.com>
To: Gates, Jennifer <jennifer.gates@dallascityhall.com>; Laura Miller [REDACTED]
Cc: Clayton, Lauren <lauren.clayton@dallascityhall.com>; John Carona [REDACTED]; Will Hartnett [REDACTED]; Mitchell Rasansky [REDACTED]; Sid Stahl [REDACTED]; Donna Blumer [REDACTED]; Steve Wolens [REDACTED]; Roger Albright [REDACTED]; Barbara Dewberry [REDACTED]; Margaret Darden [REDACTED]; Bob Bowling [REDACTED]; Tatiana Frierson [REDACTED]; Steve Dawson [REDACTED]; John Pritchett [REDACTED]
Sent: Wed, Oct 31, 2018 2:51 pm
Subject: RE: Meeting request

Good afternoon,

I have added your names to the underground parking list for the meeting with CM Gates tomorrow at 2:30 PM in the City Hall Council Briefing Room, 6ES. The entrance to the underground garage is located in the median on Young St. between Field and Akard. Please park in visitor parking and enter through the green visitor's entrance and go through security. You will be directed to the green elevators. Take the elevator up to the 6th floor and I will be meeting you outside the elevators to take you to the briefing room. See you tomorrow!

Best Regards,



Alexandra Heller-Relayze
Council Assistant to
Councilmember Jennifer S. Gates
Dallas City Council, District 13
City of Dallas | DallasCityNews.net
1500 Marilla Street, 5FN
Dallas, TX 75201
O: (214) 670-7057 | F: (214) 670-5117
alexandra.relayze@dallascityhall.com



****OPEN RECORDS NOTICE:** This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.**

From: Gates, Jennifer
Sent: Wednesday, October 31, 2018 2:30 PM
To: Laura Miller <laura.miller1@sbcglobal.net>
Cc: Clayton, Lauren <lauren.clayton@dallascityhall.com>; John Carona [REDACTED]; Will Hartnett [REDACTED]; Mitchell Rasansky [REDACTED]; Sid Stahl [REDACTED]; Donna Blumer [REDACTED]; Steve Wolens [REDACTED]; Roger Albright [REDACTED]; Barbara Dewberry [REDACTED]; Margaret Darden [REDACTED]; Bob Bowling [REDACTED]; Tatiana Frierson [REDACTED]; Steve Dawson [REDACTED]; John Pritchett [REDACTED]; Heller-Relayze, Alexandra <alexandra.relayze@dallascityhall.com>
Subject: Re: Meeting request

Laura,

I responded with my preference of separate meetings primarily because of your lack of transparency when originally requesting the meeting. I have witnessed you ambush and take over meetings often leading them to be completely unproductive. My preference was to sit down with the authors of the letter and listen, so I could fully understand the positions taken in the letter. I never had the opportunity to speak to Senator Carona, Representative Wolens, and former council members Sid Stahl and Donner Blumer.

As always, I am willing to meet with the Tower owners and their representative. Scheduling ample time with them as a group would give me the best opportunity to fully understand their concerns regarding the current authorized hearing. It took me by surprise when you added the group to your meeting request because they had not reached out to my office.

All that being said I want to be accommodating to my constituents and I will meet with the entire group at City Hall at 2:30. I cannot meet at another location due to other scheduled meetings. I am prepared to listen to all of you and I look forward to a constructive conversation.

If you have any materials or agenda, you would like to share with me before the meeting I would be appreciative. Alexa will be confirming with you the meeting room and parking details. She will use all the emails provided in this email if anyone outside this group plans to attend please let me know by the end of today.

Thank you,
Jennifer



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****OPEN RECORDS NOTICE:** This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.**

From: Laura Miller [REDACTED]
Date: Wednesday, October 31, 2018 at 12:54 PM
To: "jennifer.gates@dallascityhall.com" <jennifer.gates@dallascityhall.com>
Cc: "lauren.clayton@dallascityhall.com" <lauren.clayton@dallascityhall.com>, John Carona [REDACTED], Will Hartnet [REDACTED], Mitchell Rasansky [REDACTED], Sid Stahl [REDACTED], Donna Blumer [REDACTED], Steven Wolens [REDACTED], Roger Albright [REDACTED], Barbara Dewberry [REDACTED], Margaret Darden [REDACTED], Bob Bowling [REDACTED], Tatiana Frierson [REDACTED], Steve Dawson [REDACTED], John Pritchett [REDACTED]
Subject: Re: Meeting request

Jennifer,

The 15 of us would like to meet with you together to discuss our concerns with the Authorized Hearing process for PD-15. A joint meeting makes sense because the 15 of us have common and aligned interests and goals.

It's unclear why you insist that the 15 of us meet in two separate meetings. It unnecessarily and unproductively divides our voice. (I saw yesterday that you barred one of our attendees, Steve Dawson, who represented the neighborhood on your Area Plan Taskforce, from attending either meeting. Is that correct?)

Would you please reconsider, and allow all of us to meet with you at the same time?

Otherwise, these separate meetings are not productive, and we will pursue a different approach.

Please let us know if you change your mind.

Thank you.

Laura

On Oct 30, 2018, at 2:56 PM, Gates, Jennifer <jennifer.gates@dallascityhall.com> wrote:

All,

I think all of you have been copied on previous emails but in full transparency I want to be clear regarding meeting communication. I agreed to a meeting with the authors of the letter opposing the authorized hearing process. I am more than happy to have the opportunity to meet with them and hear their concerns. This meeting is scheduled for Thursday at 2:30 at City Hall. Laura has agreed to get me the confirmed list prior to the meeting. Only those in the initial email are invited to this meeting.

Lauren is working to schedule a meeting with Mr. Albright and his clients. He has been given options of meeting times. If you are not being represented by Mr. A bright and are connected to PD 15 in some manner, please feel free to reach out to my office and I am happy to meet with you as well.

I believe it is in everyone's best interest to meet in small groups. I apologize for you having to travel to City Hall but due to short notice my schedule is tight and does not allow for travel time. Lauren will need the name of anyone attending a meeting for parking and security.

Thanks,
Jennifer

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Jennifer S Gates

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O: (214) 670-3816

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OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

From: Laura Miller [REDACTED] >

Date: Tuesday, October 30, 2018 at 10:18 AM

To: "jennifer.gates@dallascityhall.com" <jennifer.gates@dallascityhall.com>

Cc: "lauren.clayton@dallascityhall.com" <lauren.clayton@dallascityhall.com>, John

Carona [REDACTED], Will Hartnett [REDACTED],

Mitchell Rasansky [REDACTED], Sid Stahl [REDACTED],

Donna Blumer [REDACTED] >, Steven Wolens

[REDACTED], Roger Albright [REDACTED], Barbara

Dewberry [REDACTED], Margaret Darden

[REDACTED], Bob Bowling [REDACTED], Tatiana

Frierson [REDACTED], Steve Dawson [REDACTED],

John Pritchett [REDACTED] >

Subject: Re: Meeting request

Mr. A bright,

Please see the email below. Councilwoman Gates would like you to reach out to her directly to ask to be included in our Thursday afternoon meeting.

Thanks,
Laura

On Oct 29, 2018, at 5:14 PM, Gates, Jennifer <jennifer.gates@dallascityhall.com> wrote:

Laura,

I agreed to meet with those that signed the letter. If Mr. Albright and his clients would like to meet please have him reach out to me directly.

Thanks,
Jennifer

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OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

From: Laura Miller [REDACTED]
Date: Monday, October 29, 2018 at 4:59 PM
To: "jennifer.gates@dallascityhall.com"
<jennifer.gates@dallascityhall.com>
Cc: "lauren.clayton@dallascityhall.com"
<lauren.clayton@dallascityhall.com>, John Carona
[REDACTED], Will Hartnett [REDACTED]
Mitchell Rasansky [REDACTED], Sid Stahl
[REDACTED], Donna Blumer [REDACTED], Steven
Wolens [REDACTED]
Subject: Re: Meeting request

Jennifer,

If you could please reserve a conference room that will accommodate 15, we will have the following people with us for the meeting on Thursday:

Authorized Hearing Steering Committee Members:

Tatiana Frierson and Bob Bowling, representing Preston Tower
Barbara Dewberry and Margaret Darden from The Athena

Steve Dawson, NW Hwy and Preston Road Area Plan representative for Zone 4

John Pritchett, President of the Preston Hollow South Neighborhood Association

Roger Albright, zoning attorney/consultant for The Athena and Preston Tower

Thank you.

Laura

On Oct 29, 2018, at 4:16 PM, Gates, Jennifer <jennifer.gates@dallascityhall.com> wrote:

Laura,

I am not available at all on Friday, but I can meet on Thursday at **City Hall**. I have a meeting scheduled until 2:30 on Thursday.

Thanks,
Jennifer

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Jennifer S Gates
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OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

From: Laura Miller [REDACTED]
Date: Monday, October 29, 2018 at 3:44 PM
To: "jennifer.gates@dallascityhall.com"
<jennifer.gates@dallascityhall.com>
Cc: "lauren.clayton@dallascityhall.com"
<lauren.clayton@dallascityhall.com>, John Carona
[REDACTED], Will Hartnett
[REDACTED], Mitchell Rasansky
[REDACTED], Sid Stahl [REDACTED],
Donna Blumer <[REDACTED]>, Steven Wolens
[REDACTED]
Subject: Meeting request

Councilwoman Gates,

We would appreciate a meeting with you for one hour regarding the letter we sent you on May 11, 2018, re: PD 15.

We are available during the following times:

Thursday, Nov. 1, from 2:30-3:30 pm

Friday, Nov. 2, from 10:00-11:00 am

Friday, Nov. 2, from 2:30-3:30 pm

Friday, Nov.2, from or 3:30-4:30 pm

The meeting will be held at John Carona's office, 5401 N. Central Expressway, Suite 310, Dallas, Texas 75205.

Looking forward to hearing from you,

Donna Blumer
John Carona
Will Hartnett
Laura Miller
Mitchell Rasansky
Sid Stahl
Steve Wolens

On May 14, 2018, at 4:37 PM, Gates, Jennifer
<jennifer.gates@dallascityhall.com> wrote:

Mayor Miller,

I appreciate your input and will take all the concerns addressed in the letter into consideration. If you have emails or physical addresses for all the signees I would appreciate you sharing so I can include them in further communications.

Thanks,
Jennifer

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OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.

From: Laura Miller [REDACTED]
Reply-To: Laura Miller [REDACTED]

Date: Friday, May 11, 2018 at 12:31 PM
To: "jennifer.gates@dallascityhall.com"
<jennifer.gates@dallascityhall.com>
Subject: Please see attached letter

--
Very truly yours,

Mitchell Rasansky
Rasansky Company
5498 La Sierra Drive
Dallas, TX 75231
[REDACTED]

Phone: (214) 363-1585

Fax: (214) 363-1587