



To: Keith Burtner, Preston Tower
Steve Dawson, Bandera Villa
Brett Fincher, Athena
Fred Pendleton, Royal Arms
John Pritchett, Preston Tower
Bob Spurlock, Harcourt House
Carla Young, Athena

From: Councilmember Jennifer Gates

Date: December 8, 2017

Re: Response to your letter dated December 1, 2017

I have reviewed your letter dated December 1, 2017 and offer the following:

First, with regard to the Northwest Highway Preston Road Area Plan (the "Plan"), as I stated in the introductory comment: "It is hoped that the Area Plan will provide a road map for future development decisions in and around Northwest Highway and Preston Road." Additionally, I am aware that the Area Plan states that current residents are receptive to continued redevelopment and increased density, but they also want to preserve the quality of life in the neighborhood, among other things. I recognize, however, that potential redevelopment within the area may be challenged to meet all the criteria/goals/objectives of the Area Plan and importance of these objectives will need to be assessed on a case by case basis.

Second, the request for an Authorized Hearing for PD 15 was submitted with my support, as well as the support of the community as expressed in the July 2017 community meeting. In the interim, I have assembled a working group to address the challenges of redevelopment of Preston Place. Also, with regard to your statement: "it currently has the ability to double the number of its units, under current zoning, without a zoning change," I have confirmed, after discussion with staff, that even the filing of a revised development plan will trigger a zoning case. Accordingly, I believe it is in the best interests of the residents to have the option for an authorized hearing in place, should the need arise.

Third, as for reconfiguration of the working group, I will consider adding additional members, I have already had a discussion with representatives with Preston Hollow East. However, I do not think it is necessary to adhere to the proportional scenario you recommend. As you are probably aware, the City of Dallas' protest calculation for a condominium development is based on the land area for the condominium regime versus the number of condominium owners. At our next meeting, we will revisit the need to add additional members, especially from unrepresented stakeholder groups. It is understood that some representatives speak for more constituents, while others speak for smaller groups. Moreover, while the working group is important for vetting development scenarios and vision for the area, it is not a governing board, but instead offers input for discussion purposes only.

As you may recall, I assembled the working group as voices, at your suggestion, to help sort through the issues confronting the 60 owners of the Preston Place Condominiums resulting from the loss of their property. These Preston Place owners are limited by PD 15 in the redevelopment of their property and in the interim, must pay their mortgages, property taxes and rent for temporary housing. The goal was to help speed the process along so that our fellow citizens could make decisions with regard to their property as a result of the fire.

Finally, I have been in communication with representatives of Preston Place. They are working to create a conceptual plan to share with the group. A meeting will be scheduled with sufficient notice, estimated in January 2018.

Sincerely,

A handwritten signature in black ink that reads "Jennifer S. Gates". The signature is written in a cursive style with a large initial "J" and "S".

Jennifer S. Gates

Councilmember for District 13