

## Meeting #2 of the PD15 Working Group

Park Cities Baptist Church

August 15, 2017

6:00 – 7:30 p.m.

### Attendees:

District 13, City of Dallas

- Council Member Jennifer Staubach Gates
- City Plan Commissioner Margot Murphy

Scott Polikov, FAICP, Gateway Planning

### Working Group Members:

Preston Tower

- John Pritchett
- Keith Burtner

Preston Place

- Arnold Spencer
- Joseph Meredith

Athena

- Carla Percival Young
- Jon Anderson

Diamond Head Condos

- Lee Shuey
- Marilyn Schroeder

Royal Orleans

- Ken Newberry
- Ed Massman

Diplomat

- Robert Cammack
- Maura Conley

Madonna Villa

- John Welch

Harcourt House

- Robert Spurlock

Royal Arms

- Fred Pendleton

Bandera Villa

- Steve Dawson

## Meeting Summary

- I. **Recap Working Group Meeting #1:** Area plats were reviewed showing the PD-15 current area development. Council- Member Gates reviewed and updated group on city progress interpreting PD-15 definitions of current and potential density relating to the existing surplus units contained within the PD-15 documents. CM Gates further updated on the procedures developers and PD-15 members would have to go through to either utilize those surplus units or expand area capacity beyond current thresholds. A voluntary Authorized Hearing process would likely take over two years based on current city timetables. Speeding up that process is one of the questions lingering that city staff will review and update.

Changes to PD-15 would require balloting of an area 500 feet surrounding PD-15's borders. Opposition ballots would be recorded. Within 200 feet, if ballots representing 20 percent of the land area oppose the changes, it triggers a supermajority in City Council requiring 12 of 15 members to approve a project. The difficulty in passing changes with more than 20 percent opposition encourages neighborhoods develop plans that calm opposition before going to City Plan Commission and City Council.

A history and update on area flooding was provided by CM Gates. During the prior bond issue, the issue of flooding was studied and a recommended \$13 million plan was developed. It was ultimately not implemented due to a lack of cooperation by University Park and monies were reallocated to other areas of District 13. The city believes the passage of time has increased costs to \$17 million for the same plan. No dollars are currently allocated in the city budget or upcoming bond package.

- i. **Vision for the neighborhood:** CM Gates and Commissioner Murphy highlighted what the Preston Road and Northwest Highway Area Plan recommended to the city pertaining to neighborhood density increases. PD-15 was included as part of the overall "Pink Wall" area discussion in the Area Plan even though it's development rules are different and the specifics of PD 15 were not discussed.
- ii. **Desire to discuss PD 15:** Events at Preston Place (fire) and Diplomat (contingent sale contract with developer) have opened discussions on the future of the area. Representatives from the other two low-rise/low-density complexes have reported developer interest in their parcels in recent weeks. Various representatives pointed out that even the current surplus units (65 give or take) is not enough to entice the level and quality of development likely desired by the neighborhood.

**II. Density and Traffic Considerations**

- a. Traffic Considerations were discussed by the group, particularly safety of residents (both drivers and pedestrians). Urban planner Scott Polikov pointed out that the relatively small number of units potentially added (hundreds, not thousands) wouldn't have significant impact on overall traffic. Athena representative Jon Anderson commented that traffic patterns will be dependent on the type of resident attracted (commuters versus work-at-home or retirees) and would have little impact on current resident traffic patterns. The larger issue of traffic revolves around Preston Road and Northwest Highway (which this group has no control or input on) versus internal Pink Wall traffic movement.
- b. Guest Scott Polikov, FAICP, Gateway Planning facilitated a discussion with the working group to capture their views and visions for the Pink Wall neighborhood and specifically PD-15. Two resident profiles emerged (current high ratio of retirees and growing crop of younger buyers) and each's desire for the larger units in the area. A desire to improve the walkability (sidewalks) and green space of the area, particularly the southern end of the Pink Wall within PD-15. Residents come to the area because they like the neighborhood feel. Representatives discussed the benefits of a third high-rise in focusing density in a way that would allow more green space. The likelihood of a single developer acquiring multiple or all of the four low-rise tracts within PD-15 and how that would shape development was touched upon with more understanding needed. The desire for owner-occupied units (condos) versus rentals was discussed, however city staff pointed out that legally, there are no controls available to dictate what type of housing ownership scheme is implemented.

A representative of each complex was asked to give a brief description of their building, issues and perspective going forward. The representative from Royal Orleans (20 units) expressed an interest in selling to someone who would build a high-rise on a combined lot. The Athena wants to maintain its North and South views, limit through traffic on the access road, maintain safety and does not want to see redevelopment include a series of 4 story apartments with potential short-term residents. Diamond Head held a meeting with a developer on August 14. Its residents are just coming to terms with the coming changes. Preston Place stated that it wants to preserve the high quality, longevity and aesthetic of the neighborhood with any structure that replaces the burned building, but density is required in order to build such a structure. The Diplomat is in favor of increased density, quality of construction. Preston Tower is interested in walkable streets, high quality construction, and being a good neighbor to Preston Hollow.

- VI. **Next Steps / Next Meeting:** August 29, 2017 at 6:00 p.m. at Park Cities Baptist Church  
CM Gates will seek clarification from City staff with regard to questions about the zoning process and its interpretation of PD 15.

- VII. **Adjournment**.....Council Member Jennifer Gates