

December 12, 2014

The Honorable Jennifer Gates
District 13 City Councilwoman
Dallas City Hall
1500 Marilla St.
Dallas, Texas 75201

Dear Councilwoman Gates:

We write to you as some of your key stakeholders – business and residential property owners – in the area included in the Northwest Highway and Preston Road Area Plan, which had its inaugural meeting at a town hall you hosted on October 30, 2014 with over a hundred people in attendance.

After spending an enormous amount of time weighing in on two recent zoning cases in the Preston Center area, we were extremely pleased to hear you state at that meeting: “I can’t put a moratorium in place on zoning; anyone can file a zoning case. My wish is we all take a breath, and we don’t move anything forward until we’re done with this study.” You received applause for that statement, and many of us have since volunteered to serve on your master plan committee, which we are waiting for you to assemble and activate.

That is why we are surprised, and concerned, that you and Margot Murphy, your appointee to the City Plan Commission (CPC), have not taken a position on Zoning Change Application Z-134-341, which was filed with the city the month before your town hall meeting and will be heard at CPC next Thursday, December 18. Despite repeated conversations with you and Commissioner Murphy over the past several weeks, we have received no assurance from either of you that this case will not be acted upon, as promised, until the master plan is complete.

The purpose of this letter is not to debate the merits of allowing a pedestrian sky bridge to be built over a city street to the already over-crowded, two-story, public parking garage in the center of Preston Center West.

The purpose of this letter is to ask you, most ardently and respectfully, to honor your unequivocal commitment to us – made in numerous public and private meetings over the past six months – to not approve any land use changes in and around Preston Center until we have finished creating a communal vision for this area that benefits both area residents and Preston Center business owners. If zoning cases, including Z-134-341, are allowed to go forward despite assurances to the contrary, we question whether the hundreds of hours, and hundreds of thousands of public dollars, you envision spending to create a vision for this area will be worth our collective time, effort and money.

Please support us in our support of you and of the master plan project.

Yours truly,

Marguerite Lobello Archer, Lobello Properties

Gil Besing, Cardinal Capital Partners

Lawrence Bock, HBT Partners

Leland Burk, Burk Interests, Inc.

Jim Christon, Chairman, Preston Hollow South Neighborhood Association Planning Committee

Laura Miller

Ashley Parks, Preston Hollow East Neighborhood Association

John Pritchett, Vice-President, Preston Hollow South Neighborhood Association

Mitchell Rasansky

Judy Smiley, President, Preston Hollow East Neighborhood Association

Rick Williamson, The Crosland Group