



Thanks to those who were able to attend last week's PD15 Steering Committee meeting. I thought we had a great turnout and a good discussion of where we're at, and what the next steps will be. But, I recognize this has been a lengthy and challenging process, and have heard from many of you about the impact it's had on your lives. I've met with representatives from the high rises and low rises, as well as the single-family neighborhood and the neighborhood behind the pink wall, and I've taken your emails into consideration. My hope was this Committee would find compromise and come to an agreement to create a developable plan; however, that has not been the case, and we must move forward

Currently, any property within PD No. 15 has the ability to submit a zoning change application. However, due to the existing PD No. 15 density regulations, a property would only be able to request an additional 66 units from what is allotted to each property based on the existing development plan. Any property submitting a zoning change application to request any of the additional 66 units would likely be met with opposition because the additional 66 units are shared across the PD and cannot exceed the density cap due to the existing PD No. 15 regulations. This conflict with the existing PD No. 15 regulations hinders the ability for viable redevelopment to occur and serves as the basis for the rationale of the authorized hearing.

Over the next 8 weeks, staff will develop a recommendation which will include the Steering Committee's input from these meetings. During this time, anyone may provide comment directly to Andrew Ruegg at [andrew.ruegg@dallascityhall.com](mailto:andrew.ruegg@dallascityhall.com) or [214-671-7931](tel:214-671-7931). Members may continue to work together or alone to find a consensus, or with developers should they wish.

In early January 2019, the Committee will gather one more time to review staff's recommendation, and provide any additional feedback. Once we have a PD to move forward, we will then have a community meeting to share the PD, and another opportunity to receive public input. Following that, I will look for any available funds to conduct a possible Traffic Study.

The recommended PD will go to CPC for an open hearing, which allows for comment and more public input. CPC will review the recommended PD, and amend if they desire to do so. If approved by CPC, the PD will go before Council soon after.

My office will continue to keep the PD15 community apprised of any news, as well as inform you once the January meeting date has been decided. Thank you for your continued interest and support of this initiative. I remain hopeful we are close to finding the best resolution possible, and appreciate your patience as we conclude the Authorized Hearing process.

Thank you,  
Jennifer

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