

PD No. 15 Authorized Hearing Public Input

Public Input and Steering Committee Comments compiled through 8/31/2018

Note: comments are lightly edited from email and summarized from public input meeting. First mention of comment is indicated on the date following each comment. Staff comments in brackets.

Uses

- Recommend leaving the allowed uses in the PD as they are – multi-family only with the exception of the first and second floors at Preston Towers (6/28/2018)
- Existing issues with parking at Preston Tower due to allowable limited uses outside of multifamily (6/28/2018)
- Remain residential in nature (6/28/2018)
- No commercial development in PD 15. Only residential/multifamily uses are acceptable. (6/29/2018)
- Completely against commercial development in PD 15. Restrict future zoning to residential/multifamily (6/29/2018)
- Against any commercial uses being added to the primarily residential area (7/1/2018)

Open space/green space/walkability

- Creating, rather than preserving green space (7/9/2018)
- Walkable, public green space could become a centerpiece of Area 4 if zoning encouraged the development of a high-end condominium complex on the southern half of the Preston Place tract in-line with the Athena (7/9/2018)
- Open space/green space will benefit the community with high quality development (8/30/2018)
- Preserve/increase green space to preserve charm and sense of place in the neighborhood and maintain quality of the area. (8/30/2018)
- Add sidewalks for better walkability (8/30/2018)
- The plots in question are so small that to even pretend to say there would be “green space” of any consequence is not plausible. If those who spoke tonight about really, really wanting to improve the quality of life and livability in the Preston Hollow area, and specifically PD 15, perhaps there should be consideration of selling the land to the city for a park to be developed for Preston Hollow. The neighbors would then actually have the desired green space. (8/31/2018)

Unit size

- Two story complex with 6 – 1,000 sq ft units on each floor has the same number of occupants and cars (24) as a four-story complex with 3 – 2,000 sq ft units. Increased unit size could be

beneficial for PD 15 neighborhood. (7/9/2018) [Zoning cannot require unit size per City Attorney's Office]

Feasibility/Economic analysis

- Only way to make redevelopment economically feasible is to increase height somewhere. (7/3/2018)
- Everyone wants low density/low height development with underground parking, no traffic increase, green spaces, reduced building footprints, and tree preservation. However, these asks are not economically feasible based on land value and construction costs. (7/6/2018)
- Preston Road/NW Hwy Area plan was not backed up by any economic analysis for Zone 4. (7/6/2018)
- Right to fair market value for each property. Hard to sell property at this time due to uncertainty. (8/30/2018)
- The Laurel development was feasible in 2015 which complies to the four-story height in the Area Plan. (8/30/2018)
- No zoning change would cause lower quality redevelopment. (8/30/2018)
- Equitable treatment for each property (8/30/2018)

Height

- Any height greater than four stories should also be limited to property fronting Northwest Highway and south of Diamond Head Circle. Any redevelopment north of this, including the northern portion of the former Preston Place's property, should be limited to no more than three stories, just like the rest of the neighborhood outside of the PD. (8/28/2018)
- Diamond Head should have the same height as the Athena because they are on the same amount of land area. (8/30/2018)
- RPS (Residential Proximity Slope) requirements should be met (8/30/2018)
- Four stories limitation unreasonable (8/30/2018)
- Four story limitation is the right decision (8/30/2018)
- Height equality for each property (8/30/2018)

Density

- The developer examples proposed density is completely unacceptable and would need to be drastically cut. Preston Tower's residential unit density is roughly 80 units per acre [staff estimates 75.12 dwelling units/acre] and the Athena's is roughly 72 [staff estimates 62.78 dwelling units/acre]; both are high rises. The four-story southern portion of the new Laurel Apartments has a density of 60 units per acre (which should be an absolute limit for those properties fronting Northwest Highway). The current PD restricts density to 52.4 units per acre, including the two towers. The proposed Spanos development's density is roughly 123 units per acre and Provident's is 153. This level of density is completely out of character for our neighborhood and would change it in ways that those of us who live here don't want to see

happen. I haven't spoken with a single person in our neighborhood, other than those who would sell to the developers and move, who are in favor of what is being proposed. (8/28/2018)

- Density can be positive with a quality design. Legacy structure. Density attracts quality and wider range of retail options at Preston Center (8/30/2018)
- High density needed for legacy property (8/30/2018)
- Responsible density and lasting development (8/30/2018)
- Density equality for each property (8/30/2018)
- Advocates of more density with thoughtful redevelopment (8/30/2018)
- Good urban design through density. (8/30/2018)
- PD 15 is not like the Central Business District that can accommodate multiple contiguous high-rises seamlessly. PD 15 has single-family residences one block north of Bandera and behind Park Cities Baptist Church. These homeowners also have property rights that would negatively impacted by increased density so close. (8/31/2018)

Property rights

- Do not take away existing property rights. The Diplomat does not have a height on development plan. (8/30/2018)
- I believe in property rights. It is extremely important that they be acknowledged and honored in any transaction, especially in dealing with governmental entities. All owners in PD 15 deserve fair compensation and respect for their property. That being said, owners wishing to sell should be compensated for the land based on the actual cost basis of their purchase plus appreciation. Those not wishing to sell should have their desires respected and not dismissed to accommodate inflated land speculations. (8/31/2018)

Area Plan Considerations

- The Area Plan directed that increased height could be allowed (up to four stories for those properties fronting Northwest Highway), if green space and other amenities were preserved or added. The green space in both proposed developments, especially Provident's, was laughable and I didn't hear much about other amenities for the neighborhood. For them to then say they would need variances from the underlying zoning for setbacks, F.A.R, lot coverage, etc. was really outrageous. Both proposals are all take and no give. (8/28/2018)
- The Area Plan was approved by City Council in 2014 to help guide developers in the Preston Hollow area. Public participation was already considered. (8/30/2018)
- Area Plan did not deal with economic realities (8/30/2018)
- The Northwest/Preston Center study was done thoroughly, in an unbiased, unemotional, unselfishly motivated manner and did recommend increased land usage for PD 15 up to four stories. This has proven economically viable based on The Laurel and the other development along Bandera up to Turtle Creek. (8/31/2018)

Infrastructure (streets, traffic, water, drainage, fire lanes)

- Traffic impacts will be felt by the entire "Behind the Pink Wall" neighborhood (8/30/2018)

- Functionality of delivery trucks, fire lanes, water, and drainage must be considered (8/30/2018)
- Studies say traffic is not a concern which other people don't agree with (8/30/2018)
- Internal streets can be difficult to adequately maintain due to cost burden with low density properties (8/30/2018)
- Developer will pay for storm drainage improvements and provide traffic studies (8/30/2018)
- Preston Place redevelopment willing to put money into infrastructure improvements. Quality redevelopment will help (8/30/2018)
- Increased tax base to improve roads (8/30/2018)
- Increased traffic on parkway and should be a consideration due to issues with quality of life (8/30/2018)
- If or when development is pursued, thoughtful consideration must be given not only the issues mentioned many times such as water, drainage, traffic, and accessibility, but also to construction materials and traffic. It is not reasonable to expect the private road in front of Preston Tower and The Athena to provide entrance, storage, parking or other accommodations for the months of construction. (8/31/2018)

Parking

- I was encouraged to hear the representative from Provident say that their proposed parking would be greater than required by City code. That's a good thing and needs to be memorialized in any change to the PD for any property that is redeveloped. The lack of adequate parking is a critical shortcoming in our neighborhood, aggravated by the fact that we have so few sidewalks. (8/28/2018)
- Wrapped above ground parking for quality development (8/30/2018)
- Underground parking (8/30/2018)

Construction considerations

- One redeeming feature of Provident's proposal was that their building would be made out of concrete and steel. I still strongly support the Area Plan's direction that redevelopment be limited to no more than four stories, but if greater height is forced upon us then I would like to see language in the PD that any structure over four stories needs to be constructed out of concrete and steel. (8/28/2018)
- Legacy structure with highest standards of materials, quality, and character (8/30/2018)
- Current low-rise properties in PD 15 were not built to the highest of standards and are wearing out. Problems with drainage and other problems in existing low-rise buildings. (8/30/2018)
- Structural issues with existing low-rise properties. Need to responsibly redevelop. (8/30/2018)

PD structure

- The zoning should stay just as it is. (6/29/2018)
- A better idea entirely, although it's not one I've given a lot of consideration to, might be to create five new Planned Developments out of PD-15 with the remaining 65 or so units allowed by the current PD apportioned to the four smaller properties. This would give the neighborhood

the opportunity to work with each individual property that might want to redevelop and needed to amend its PD. Restrictive covenants, if necessary, could then be executed for issues of neighborhood concern that a PD cannot address such as unit size, other architectural matters, etc.. I hope the Committee will at least give this idea due consideration. (8/28/2018)

Overall/general comments

- PD 15 is not different from overall “Behind the Pink Wall” neighborhood (8/30/2018)
- High end investment opportunity with legacy structure. (8/30/2018)
- Growth over stagnation (8/30/2018)
- Tax base considerations (8/30/2018)
- Changing demographics and forward thinking needed (8/30/2018)
- Embrace change and maintain high end community (8/30/2018)
- Need to move forward and with urgency for displaced Preston Place residents (8/30/2018)
- Quality of redevelopment and what are alternatives if no change? (8/30/2018)
- Opportunity to direct development in neighborhood (8/30/2018)
- Urgency is important in moving forward, long term planning (8/30/2018)
- The consensus seemed to be higher density and infrastructure as we look long term look into the future of our neighborhood. Of course, one major concern would be the height of the possible buildings as I believe we need to balance the density, size, height, number of floors, infrastructure and green space for our community. (8/31/2018)