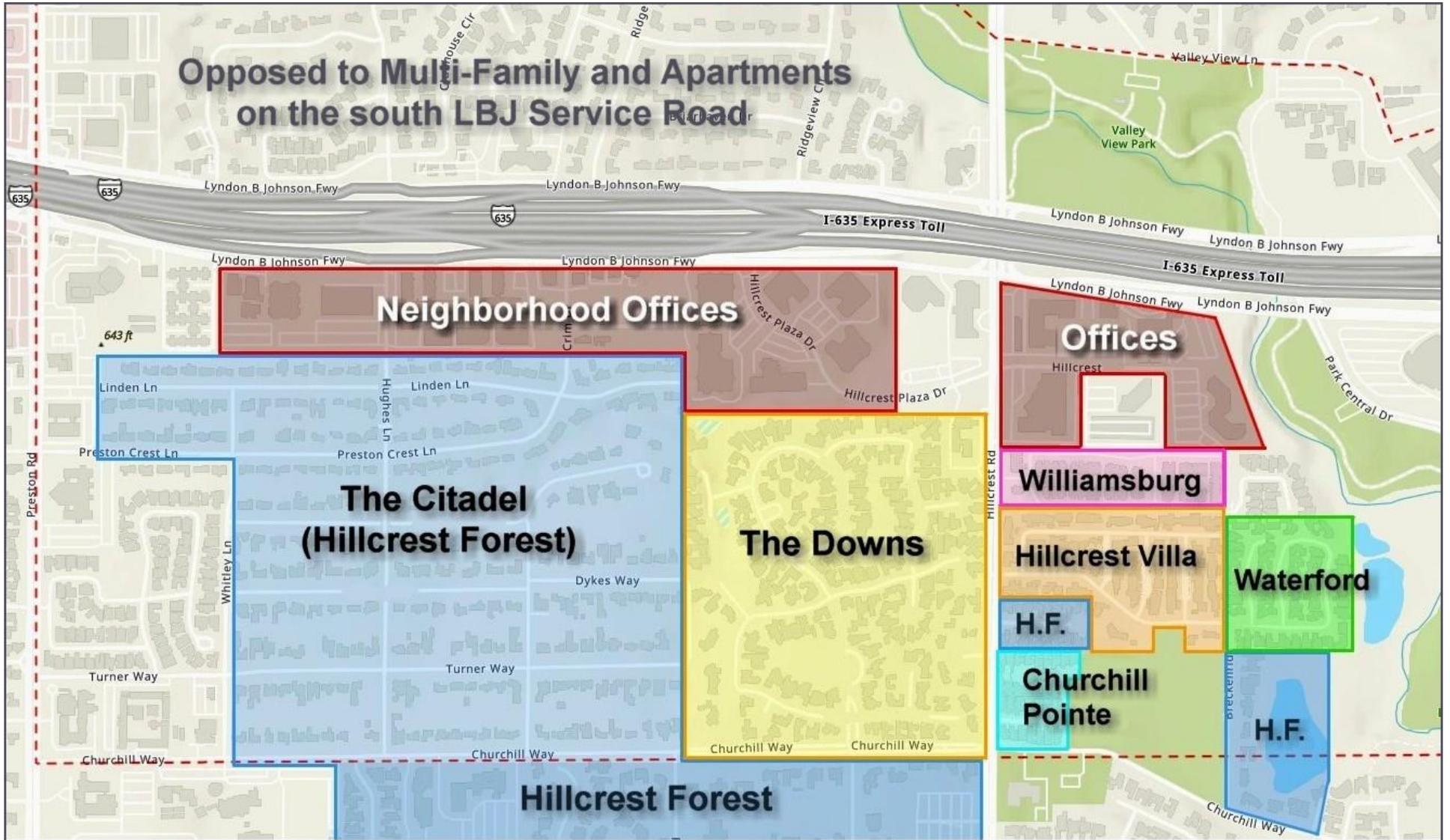


Opposed to Multi-Family and Apartments on the south LBJ Service Road





May 9, 2022

In the 635 Corridor Study area, the unanimous position of the Hillcrest Forest Neighborhood Association board is:

- Between Preston Road and White Rock Creek, preserve the existing single-family character.
- Between Preston Road and White Rock Creek, no apartments or Multi-Family uses.
- Any new development between Preston Road and White Rock Creek should be low-rise and in scale with existing residential development.

The Downs of Hillcrest Residential Association

May 31, 2022

TO: Dallas City Council Member Jaynie Schultz

CC: Dallas City Plan Commissioner Wade Gibson

The Downs of Hillcrest is a 159 home single family residential neighborhood organized as a Planned Development in the 1990's. Surrounding areas included in the current 635 Corridor Study Area are north and south of LBJ and are almost all zoned either single family residential or low rise office. The residential areas are stable, with market demand strong. A number of schools and houses of worship are also operating in the Study Area.

Bracketing the Study Area to the west and east, and still definitely in our neighborhood, are the Valley View/Galleria redevelopment west of Preston, as well as a mile of Multi-Family on Harvest Hill between Preston and the Toll Road, and, to the east, another large area of Multi Family/Commercial/Office east of White Rock Creek. Between these lie the settled residential areas involved in the 635 Study. It is vital to consider land uses in these areas near our neighborhoods as we look at the Study Area.

Downs homeowners have engaged in intensive consideration of proposed Multi-Family zoning contiguous to our neighborhood since 2019. It is clearly the consensus of our homeowners, and the unanimous opinion of our Board that:

- Between Preston Road and White Rock Creek, the single-family residential character of the neighborhoods should be preserved.
- Between Preston Road and White Rock Creek, there should be no new apartments or Multi-Family uses.
- Between Preston Road and the White Rock Creek, zoning should remain height-limited office, or in areas where it might enhance a neighborhood, new single family zoned residential.

The Downs of Hillcrest Board

Tom Schober, President

Melissa Mitchell

Larry James

Bill Perry

Tory Agnich

Council Member Jaynie Schultz
Dallas City Council
Dallas, TX.

April 26, 2022

Dear Council Member Schultz,

Hillcrest Villa which consists of 100 homes was the first Community built on the east side of Hillcrest in 1974 between LBJ and Forest Lane.

The Hillcrest Villa Community is very concerned about the possibility of the City Re-Zoning the South West corner of LBJ and Hillcrest for Multi Family Residences. Recently we made a survey in Hillcrest Villa and more than 93% of the people in a petition advised that they did not want Multi Family Residences to be built at the South West Corner of LBJ and Hillcrest Villa. We also oppose any replacements of the existing offices on the South Side Service Road of LBJ with Multi Family housing.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Tim Carnell". The signature is stylized with a large initial "T" and "C" and a cursive "arnell".

Tim Carnell
President
Hillcrest Villa Homeowners Association

PRESTON CITADEL

As members of "Preston Citadel", our half-century old neighborhood organization, we have expressed throughout our history our opposition to any change of the character of our single-family neighborhood. Serving as recent president of Preston Citadel, I can state that our present zoning within Dallas suits us very well and all of us want our present zoning to stay unchanged. In this context, all of us want any re-development along LBJ Freeway to continue to be low-rise offices.

In addition, we oppose any form of multi-family zoning east of Preston Road.

Best regards,

Hinke Schroen, President
Preston Citadel

WATERFORD ON THE PARK

Homeowners Association

April 8, 2022

To Our City Officials:

Waterford on the Park is 44 single-family homes just south of LBJ, east of The Downs. We are VERY opposed to apartments replacing the 2-story offices near us. When we purchased our homes, we never expected that.

There are already 10,000 apartments proposed for the former Valley View mall site, which is not far away.

At our Annual Meeting held on March 28, 2022, the homeowners voted unanimously that we oppose replacing the existing offices with apartments.

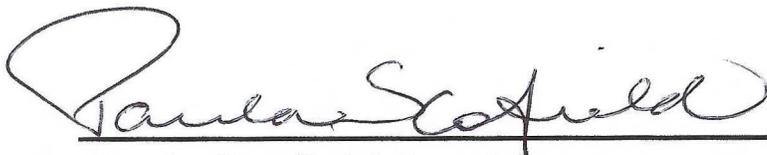
Carolyn Willard, President
Waterford on the Park.

CHURCHILL POINTE HOMEOWNERS ASSOCIATION

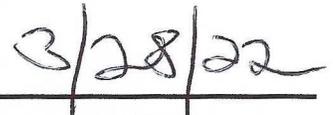
This notice serves as a **full vote** from the people living in the Churchill Pointe community that:

NONE of us want to see any apartments built on the south side of the frontage road of LBJ.

We would like low-rise construction such as office space, trees planted to help soften buildings from the single-family homes south of the frontage road, green space for the business areas.



Paula Scofield President



Date



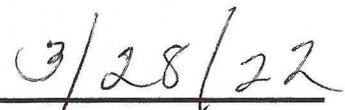
Rebecca Alost Vice President



Date



Gigi Poglitsch Secretary



Date

To: Wade Gibson
Commissioner District 11

We, as the HOA Board of the Williamsburg Condominiums, are interested and concerned about the possible development of the 635 Corridor.

The Williamsburg is a Community of two-story condominium homes. We are just South and next to "One Hillcrest", an office building on Hillcrest Road at 635.

"One Hillcrest" has been a good neighbor to our community. The building is well-maintained and responsible for a reasonable amount of traffic in what can be a very busy intersection.

We have 176 condos and we do our best to reciprocate respectfully with the maintenance of our property and continue that friendly relationship.

We are concerned that if the development includes a building that is higher than the current structure, that our privacy will be compromised.

We are also a community that has attracted many mature, i.e., older residents. Safety is also a concern if the development is a high-rise apartment building with many renters coming and going.

A majority of our owners live on our property and we have a Homeowners' Association Board and a Residential Management Company who keep our residents accountable to the Rules and Bylaws of our Community.

If there is some type of housing on that piece of property, we would ask that it be one with individual ownership such as condominiums or townhouses that are low rise, as is the current building.

We would want the residing community to have an HOA and management company in place.

Please hear us. We are an established community and are very concerned about the 635 Corridor Development project.

Respectfully,

Williamsburg Condominium HOA Board of Directors for 2022

Anjie Coplin
Hannah Bowles
Gaylynn Spencer
Carol Collier
Donna Ostrower
Diane Glaser
Bonnie Schmidt