

— FIGHT THE —
HEIGHT!

SAY NO TO 4 STORIES

NORTHEAST DALLAS
Lochwood NA

Opposing the Proposed Rezone of the Shoreline Church Property

NEIGHBORHOOD AND AREA IMPACT

CITY COUNCIL



Comparable in size and scale: An Ojala Holdings 4-story complex in Houston similar to what is being proposed at the Shoreline Property, 301 units. Note, not the same density (DU/Acre). Photo taken during construction.

<https://www.lochwood.com/news/shorelinechurchrezone>

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Contents

COMMUNITY OPPOSITION

DUE DILIGENCE

PLANNED DEVELOPMENT DETAILS

HEIGHT IMPACT

A 59', 4-story complex just 60 yards away from our neighbors' properties will create a seasonal visual intrusion and invasion of privacy.

GRV STUDY/PLAN

Does not comply with key items with the Garland Road Vision Study.

PFC PUBLIC/PRIVATE PARTNERSHIP FLAWS

Analyzing the amended Public Facility Corporation statutes in 2015.

DENSITY IMPACT

Comparing the DU/Acre % with other multifamily apartments from 635 to Buckner Boulevard along the Upper Garland Road Corridor.

TRAFFIC IMPACT

Nearly 1500 trips per weekday will create residential/side street overflow during Peak Evening hours.

GUEST PARKING IMPACT

Tenants will use the guest parking spaces to park as close to their units as possible, creating overflow onto other nearby lots.

WATERSHED/DRAINAGE IMPACT

Detention area concerns regarding the record amounts of rain we have experienced in the past 4 years.

LAND USE ALTERNATIVES

Consider 3/2 story options, Missing Middle Housing, Pocket Neighborhood concepts, Build-To-Rent-To-Own homes, etc.

TENANT REVIEWS

Concerns from tenants who lived in Ojala complexes.

REZONING GUIDELINES FOR SINGLE FAMILY

Converting a single-family zoned property next to a neighborhood needs to be treated differently.

THE SYSTEM NEEDS TO CHANGE DRAMATICALLY

Transparency, sale price disclosure, RPS, state reporting, notification timeline, etc.

SUMMARY OF NEIGHBORHOOD AND AREA IMPACT

Negative impact our neighbors.

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Community Opposition

CHANGE.ORG

1490+ verified and legitimate petitions signed by Dallas residents.

MAILED-IN PETITIONS

125 petitions were mailed, confirmed by phone messages.

SOCIAL PLATFORMS

Several posts with hundreds of comments on facebook and nextdoor.com.

PUBLIC MEETING HOSTED BY THE LOCHWOOD NA

Held on April 12, 2022, with over 100 in attendance.

MEDIA COVERAGE

NBC 5, Spectrum News, The Advocate, Candy's Dirt.

2 X PFC TOWN HALL MEETINGS

The White Rock Lake Bath House.
Harry Stone Recreation Center.

MEETING AT CITY HALL

Lochwood residents met with Council Member Paula Blackmon, Commissioner Michael Jung, Dallas PFC Director Ken Montgomery, Assistant Director of the Department of Housing & Neighborhood Revitalization Kyle Hines and Assistant Director of Planning and Urban Design Andreea Udrea.

COMMISSIONER MICHAEL JUNG HOSTED MEETING

At Harry Stone Recreation Center.

OJALA SPONSORED MEETING

At Harry Stone Recreation Center.

MEETING AT CITY HALL

Lochwood residents met with Council Member Paula Blackmon, Commissioner Michael Jung, Dallas PFC Director Ken Montgomery, Assistant Director of the Department of Housing & Neighborhood Revitalization Kyle Hines, Director of Planning and Urban Design Julia Ryan, Planning Staff Ryan Mulkey, Senior Assistant City Attorney Tammy Palomino

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Due Diligence

The Lochwood NA leadership and residents have spent countless hours researching, talking with allies, media, area NA leadership, area business owners, Dallas and other Texas city PFC/Housing and Housing Departments, City Engineering, a zone attorney, and a certified traffic engineer, hosted a community meeting, created presentations, met with city officials at city hall, created a public webpage devoted to this rezone on Lochwood.com, attended two town hall meetings, participated in the GRV Task Force, called, emailed, texted and DM-ed area stakeholders, all while trying to play catch-up with, and learn-on-the-fly about the zoning process and what is being proposed at Shoreline City Church.

Reading Materials:

Public Facility Corporations and the Section 303.042(f) Tax Break for Apartment Developments. A boon for affordable housing or windfall for apartment developers?

UT School of Law

August, 2020, Updated November, 2020

New housing concepts pop up around North Texas

CBS/DFW

J.D. Miles, CBS News DFW, August 25, 2022

New affordable housing model in Texas takes shape on San Antonio's East Side

San Antonio Heron

By Ben Olivo, April 20, 2022

How a big Texas tax break created not-so-affordable housing

San Antonio Express News

Eric Dexheimer, Austin Bureau, Sep. 12, 2020. Updated: Sep. 14, 2020

Tax breaks for developers under scrutiny in San Antonio, Texas capitol

San Antonio Heron

By Richard Webner & Ben Olivo, April 1, 2021

The City of Dallas, TX, Did Not Follow Environmental Requirements or Effectively Manage Its Community Housing Development Organizations

Office of the Inspector General - U.S. Department of Housing and Urban Development (HUD)

June 17, 2019 Community Planning and Development

Arlington is considering filling in 'missing middle housing.' Experts explain what that means

KERA News

By Kailey Broussard, April 12, 2022 at 3:00 PM CDT

New York's Real Estate Tax Breaks Are Now a Rich-Kid Loophole

Bloomberg

By Caleb Melby

October 8, 2021, 5:00 AM CDT

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Planned Development Details

- The proposed rezoning would result in the tear-down of Shoreline City Church and replacing it with a 59' tall, 4-story, 282 unit, multi-family complex, with eighteen 2-story rental townhomes that would be adjacent to our neighborhood, The Modern Tot daycare and the East Lake Medical Building.
- The 59' tall, 4-story complex would overlook a portion of homes in the Lochwood neighborhood.
- The developer is agreeing to provide 51% of the units as affordable housing to the 60-80% Average Median Income (AMI) population, aka "Workforce Community". This is a partnership with the newly created City of Dallas non-profit, Dallas Public Facility Corporation (DPFC).





A mockup outline of the complex with approximate heights



Why We Oppose

Lochwood
NEIGHBORHOOD ASSOCIATION

Old Lake Highlands
NEIGHBORHOOD ASSOCIATION

Eastwood
NEIGHBORHOOD ASSOCIATION

THOSE FORMING THE
Reinhardt
NEIGHBORHOOD GROUP

Solutions-Oriented

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An example of a 3-story multi-family complex we would like the city and developer to consider.

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Compromises Our Neighborhood and Area Were Willing to Make to Reach a Consensus

We are not anti-development, against adding densification, or providing more affordable housing for the workforce community.

- The Garland Road Vision (GRV) Study never intended to have this property rezoned for multi-family development. Nor did the Study want the church destroyed. We were willing to compromise on rezoning for a 2 and 3 story multifamily development that included affordability and densification.
- The GRV Study set the height restriction to 36'. We were willing to compromise on building taller than 36' if the developer committed to a 2 and 3-story complex.
- The developer informed us that due to the high sale price, it would not be **"economically viable"** for them to build a 2 and 3 story complex. Without requirements to disclose the sale price of the property or financially verify the developer's statement, we offered a 4-story complex grade recommendation and the developer will not consider it. See example below.
- All the modifications the developer has made were to support a 4-story build - not a 3-story build. Minimal reductions in the height (66' to 60') of the complex and number of units (310 to 300) accomplishes very little.

We are at the mercy of a short-term, developer "limitation" in what is an extremely long-term, 5 generation, 75 year project commitment. It doesn't make sense.



**Rendering
example of
a complex
below
average
grade**

Height Impact

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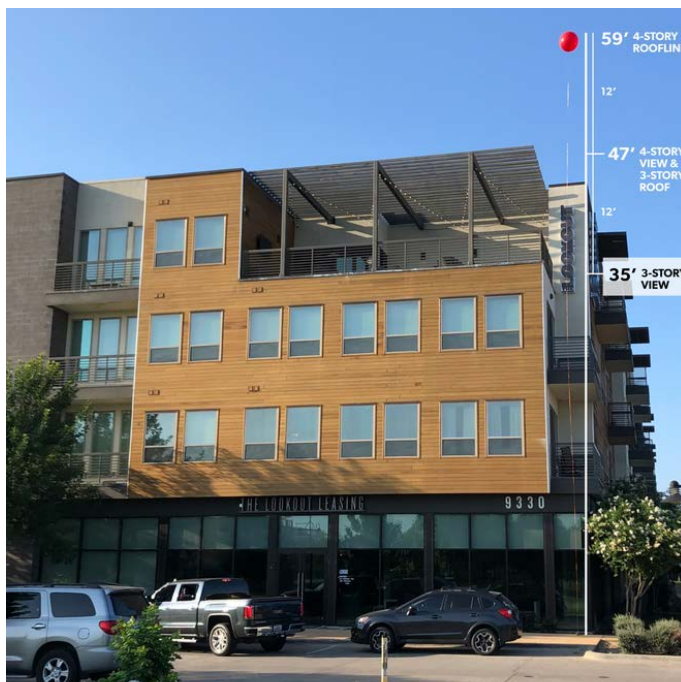
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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Height Impact

- The biggest issue this development presents is a 59', 4-story visual intrusion on our neighbors. No matter how much the developer says they are mitigating the sight lines with the 2-story townhomes, existing trees, and planted sapling trees, there will be many sight lines from a 4th floor perspective just 60 yards away from our neighbors' properties that will appear seasonally.
- We agree that when the existing trees on the Shoreline property have leaves, they will provide a nice, seasonal Summer buffer. But, 97% of the existing trees are deciduous and the majority of them will lose their leaves in the winter, creating sight lines between the gaps in the 2-story townhomes. Of the sapling trees Ojala plans to plant, only two of the 7 types are non-deciduous, and all will not fully mature until 10-15 years.
- The developer repeatedly uses the word "mitigation". Mitigation does not mean to remove completely. It means to lessen. Installing a 9' fence will do very little to mitigate a 47' viewpoint. Lessening the complex to 3 stories would truly mitigate the visual intrusion significantly.



Comparison view of a balloon that is 59' high next to a 4-story complex, showing how much taller the proposed 4-story complex will be.

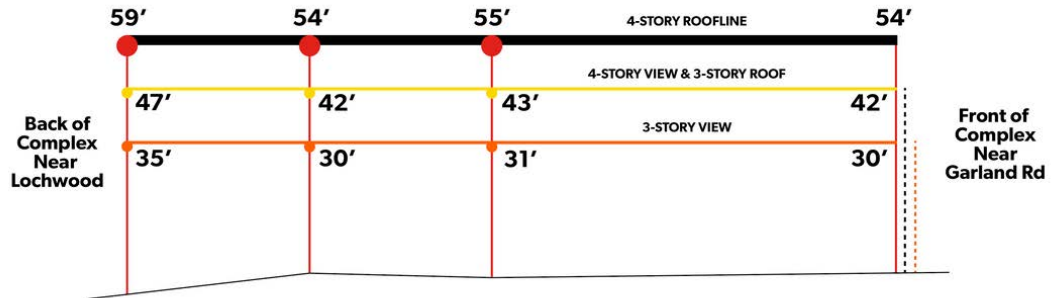
LOOKOUT APARTMENT COMPLEX
AT SKILLMAN & WALNUT HILL

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Height Impact

Heights and viewpoints



Comparison view of an Ojala rendering

OJALA RENDERING

NOTE ALL THE OPEN SPACE AROUND THE FACILITY



OUR CONCERNS FROM A 4TH FLOOR PERSPECTIVE



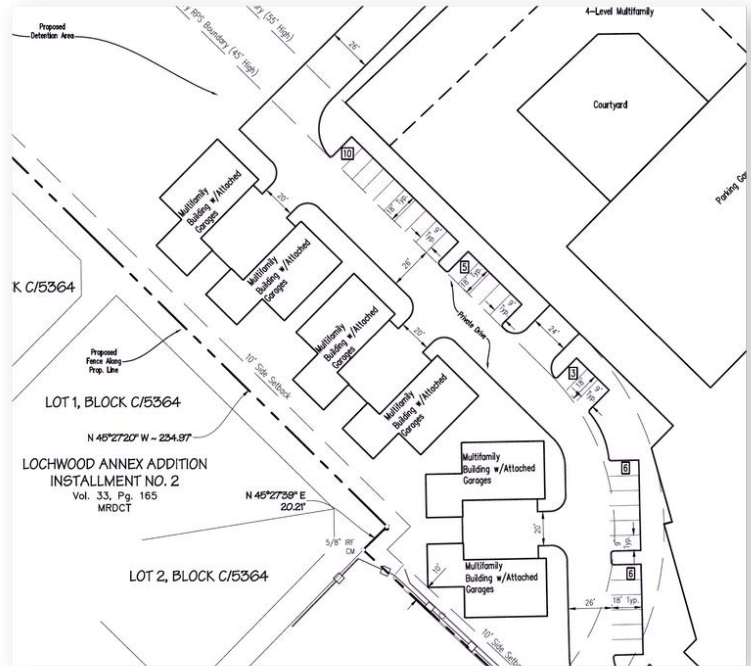
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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Height Impact

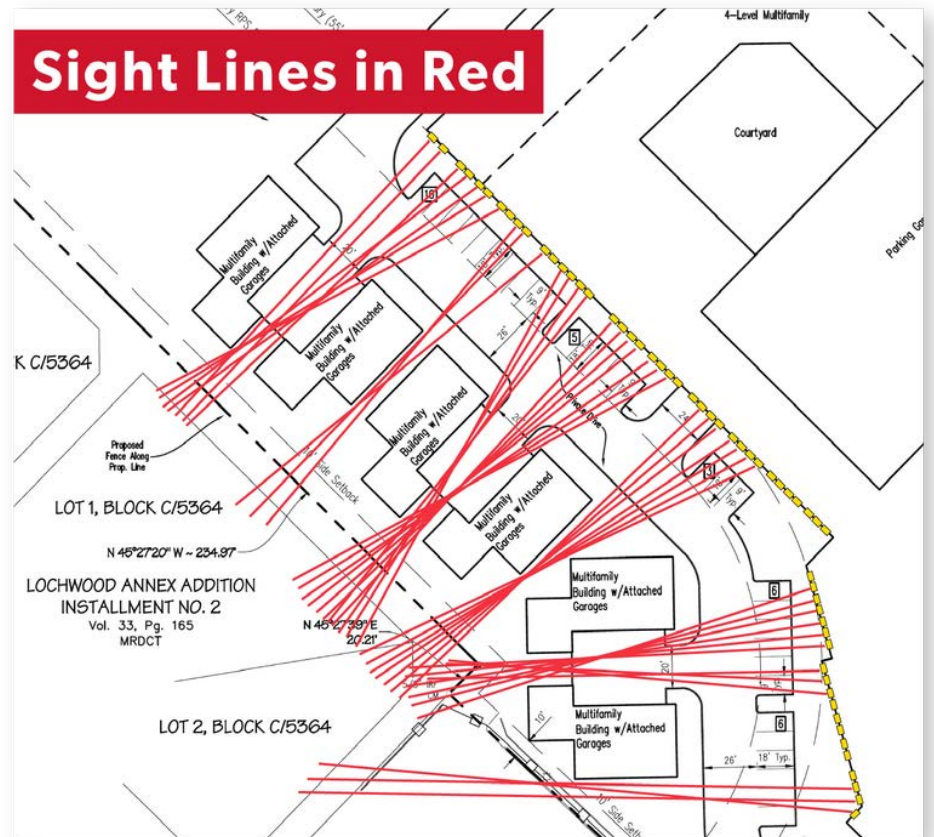
Comparison view of the complex site plan

OJALA SITE PLAN



OUR CONCERNS FROM A 4TH FLOOR PERSPECTIVE

OUT OF 58 VIEWPOINTS FROM THE 4TH FLOOR, 40 OF THEM HAVE SIGHT LINES INTO OUR NEIGHBORS' PROPERTIES



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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Height Impact

Drone Comparison from a 4th Floor Viewpoint

Conclusion: While the LNA drone shot is closer by 10' and higher up by 3' in our initial testing (the setback is 180'), it still shows how the sight lines into our neighbors' properties will reappear from a 4th floor viewpoint once the leaves fall from the trees. 97% of the existing trees on the property are deciduous. The 6' caliper trees Ojala plans to plant will not fully mature until 10-15 years.



Live Oak - 6" caliper, 14' high x 6' wide | Landscaping ...

OJALA DRONE SHOT TO COMPARE THE BUFFER THE TREES PROVIDE WITH FOLIAGE DURING THE SUMMER.



LNA DRONE SHOT TAKEN ON MARCH 26, 2022, WHEN THE DECIDUOUS TREES HAVE LITTLE TO NO FOLIAGE, REVEALING SIGHT LINES.



Garland Road Vision Study

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Garland Road Vision (GRV) Study

The GRV Study/Plan is a comprehensive, detailed and well-thought-out 244 page document was unanimously adopted by the City Council on February 9, 2011. Many dedicated, East Dallas residents, city representatives and experts worked tirelessly on to ensure development on Garland Road is done properly and with respect to our communities.

WE REALIZE THE GRV STUDY SHOULD EVOLVE WITH THE TIMES, BUT THIS IS NOT THE WAY TO INSTIGATE CHANGES. WE ARE WILLING TO MAKE COMPROMISES TO THE PLAN TO CREATE AFFORDABLE HOUSING, BUT WHAT IS BEING PROPOSED COMPROMISES THE COMMUNITY TOO MUCH AND THE DEVELOPER NOT ENOUGH.



A letter from a GRV Study Advisory Committee Member

I was only ONE member of Garland Road Vision group, among many. The person who initiated the initiative was Gary Griffith, who at the time was our District 9 Council Member. It was an honor to be a part of that awesome, dedicated group that included representatives from every HOA along the Garland Rd corridor, major stakeholders like The Arboretum, Casa Linda Shopping Center, Doctors Hospital, McShans Florist, White Rock YMCA, etc., etc.

Other key members were representatives of the City of Dallas Planning & Public Works, and as appropriate, DART, TxDot, Union Pacific RR, Dallas City Managers office and more. We also had guidance from many experts on taking advantage of federal, state & city funding, where it was available. The hurdles were many, and regulations are daunting.

Many of the most important contributions, however, came from the hundreds of residents, who attended the public workshops and meetings, who enthusiastically supported the committee and submitted many ideas for the “vision” of the potential for Garland Road. No agendas. No egos. It was a beautiful example of what results can be had when all are working together for a common goal. Simply stated, the mission was to change the actual and perceived view of the Garland Rd as a DESTINATION, rather than a road to somewhere else.

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Garland Road Vision Study

Continued

Funding for GRV came from the North Texas Council of Governments. Urban planners worked to pull it all together in one cohesive plan. A noble concept—but an extremely complicated and complex challenge. The final product is a blue print to develop/redevelop Garland Road to its full potential. It is not binding, but has the “blessing” of the City (adopted by City Council).

A lot of love and planning went into the Vision. That’s why it’s so IMPORTANT that we carefully assess each major change that could adhere to—or deviate from—that Vision.

As you will see, there are provisions for multi family and mixed-use properties—well thought out to increase density where it makes sense, (while still protecting the single family areas)—concepts that are not mutually exclusive. These multi-family and mixed use locations were carefully selected by the urban planners, with input from stakeholders, and with the approval of residents. Increasing density is one of the positive means to assuring the vibrancy of the area. BUT NOT AS MUCH AS WHAT IS BEING PROPOSED FOR THE SHORELINE CHURCH PROPERTY!!

Please take the time to read the GRV Plan. You will burst with pride at the possibilities of its vision for Garland Road.

WE NEED TO STAND TOGETHER TO CARRY OUT THE VISION.

Thank you,
Margaret Bell
FORMER LOCHWOOD NA PRESIDENT

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Garland Road Vision Study

The GRV Study/Plan is a comprehensive, detailed and well-thought-out 244 page document was unanimously adopted by the City Council on February 9, 2011. This proposed rezone flies in the face of what many dedicated, East Dallas residents, city representatives and experts worked tirelessly on to ensure development on Garland Rd. is done properly and with respect to our communities.

KEY ITEMS THAT ARE NON-COMPLIANT WITH THE GARLAND ROAD VISION STUDY

1. Page 72 of the GRV Study: *“Strategic Opportunity Vision Area 2 is located at the northeast corner of Garland Road and East Centerville Road.... The maximum height of development at this location would be approximately 36’ or 3 stories, and there is a potential to reduce the height of the development adjacent to East Centerville Road to approximately 24’ to be more compatible with existing single family residential uses across the street.”*

Conclusion: The proposed complex is 59’ tall, and 4 stories.
This is non-compliant.

2. Page 41 of the GRV Study: *“ stakeholders expressed a CLEAR desire to protect existing residential areas from commercial encroachment, but also expressed a desire for new businesses and developments that would be encouraged to locate in the existing commercial areas along the corridor.”*

Conclusion: It is safe to assume that “commercial encroachment” includes limiting the height of a structure so that it is not visually intrusive/encroaching on established neighborhoods. Any structure over 36’ is non-compliant. **Therefore, a 59’ tall complex next to an existing residential area is an encroachment and non-complaint. Attempting to locate developments in a single-family zone is non-compliant.**

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Garland Road Vision Study

KEY ITEMS THAT ARE NON-COMPLIANT WITH THE GARLAND ROAD VISION STUDY

3. Page 41 of the GRV study: "The Future Land Development Vision plan suggests that these structures be retained and rehabilitated, as needed.

Conclusion: The photo next to the sentence above that is shown in the study as THE example to be retained and rehabilitated is the Shoreline Church. Of all the several buildings along the Garland Rd. Corridor, the GRV picked Shoreline Church as "Exhibit A" to be preserved and not demolished. **This is undeniable and also non-compliant.**

4. Page 43 of the GRV study: The Land Development Vision Plan Figure clearly indicates where Mixed Use is to be developed.

Conclusion: Attempting to build a development with mixed use outside the chosen boundary is **non-compliant.**

5. Pages 82-84 of the GRV Study: Rezoning: This applies to live-work properties, limiting buildings to 2 stories. Ojala will have an onsite "courtesy security guard" to provide security on the premises, and who is also a tenant. If the security guard is both a tenant and working on the property, then this PD should be considered a live-work property.

Conclusion: Building over 2-stories is **non-compliant.**

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Garland Road Vision Study

KEY ITEMS THAT ARE NON-COMPLIANT WITH THE GARLAND ROAD VISION STUDY

Therefore, the key items of this proposed rezone we feel are non-compliant with the GRV Study should include:

- The proposed structure is over 36' in height
- A 59' tall MI/MU/MF or CR complex, next to an existing residential neighborhood is a commercial encroachment
- The development is not on an existing commercial zoned area
- The existing structure is not being retained
- The development offering mixed use is outside the recommended boundary
- Live-work properties should be limited to 2 stories

CONSENSUS VISION



to the Garland Road corridor at this location. In order to fully realize the potential development opportunities in this area, additional study is needed related to the intersection of Garland Road, East Grand Avenue and Gaston Avenue to improve vehicular and pedestrian movement and access. In the area adjacent to Garland Road between Tivares Avenue and Old Gate Lane, a number of older commercial structures with a great deal of character exist. The Future Land Development Vision plan suggests that these structures be retained and rehabilitated, as needed. Also, some local stakeholders expressed a desire for some of the remaining underutilized parcels in the area to become community gardens.

White, with the exception of the areas identified above, the public desired little land use change within the section of the corridor between East Grand Avenue and Peavy Road, the consensus was that land use change between Peavy Road and I-435 was desired. This portion of the corridor contains many long-established churches and local businesses, as well as the White Rock Marketplace, several older multi-family apartment developments, and several older automotive related buildings that are being re-used. Again, stakeholders expressed a clear desire to protect existing residential areas from commercial encroachment, but also expressed a desire for new businesses and developments that would be encouraged to locate in the existing commercial areas along the corridor. The area also contains several under-utilized sites that are large enough to accommodate significant development. These include sites at the intersection of East Centerville and Garland Road, and several of the more heavy commercial sites in the vicinity of Garland Road and Northwest Highway.

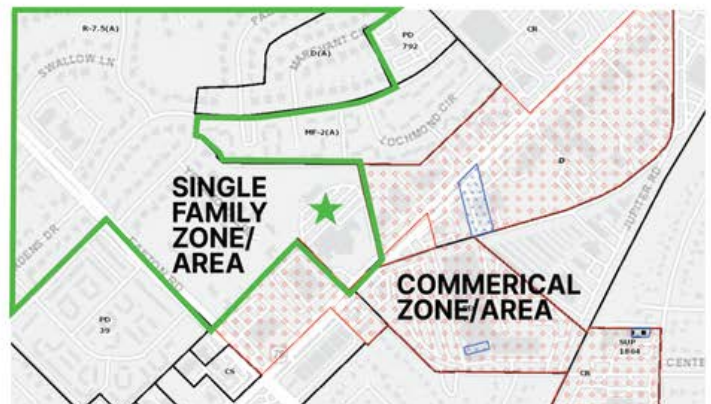
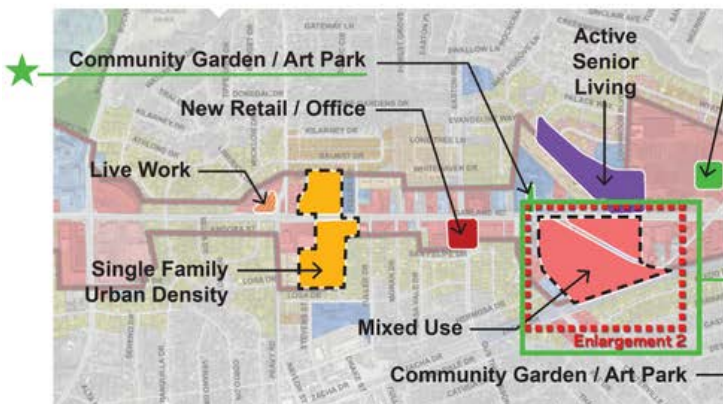
As related to the Future Land Development Vision, stakeholders supported new single family urban density development on the northeast and northwest corners of Garland Road and Peavy

NOVEMBER 2010 | 41

Figure 4.7 Strategic Opportunity Vision Area 2 Plan



NOVEMBER 2010 | 73



PFC Public/Private Partnership Scrutiny

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

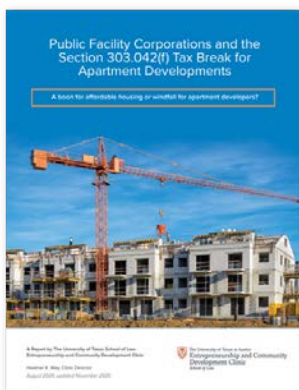
PFC Public/Private Overview

Texas legislature approved an amendment to Public Facility Corporation statutes in 2015, dramatically liberalizing the tool. In return for creating affordable housing, it allowed developers to enter into PFC partnerships by selling their properties to cities, counties or housing authorities to privately fund the projects. **The developer, and not the public entity, controls a long-term leasehold interest in the complex. The City of Dallas would own the land, but the developer owns the structure. In return, the City offers the developer a 75-year property tax exemption.**

The City of Dallas launched a PFC in 2020, and started entering into partnerships with developers in the past year, using this "tool" to provide affordable housing in areas around Dallas, while not being required to report the State.

Payment Structure:

- The city will receive an "origination fee" of **\$250,000** from the developer up front to initiate the partnership.
- The city will receive annual lease payments of **\$200,000** (that is around 25% of the taxes that would have been paid), increasing by **2%** from year 1-10, then **3%** annually for the remainder of the 75 years.
- When the developer sells the complex, they will receive **85%** of the net sales proceeds, while the city receives only **15%**. The city then receives **2%** of the gross sales proceeds for any subsequent sale.



COMPREHENSIVE REPORT ON PFC DEVELOPMENTS



"Public Facility Corporations and the Section 303.042(f) Tax Break for Apartment Developments"

A boon for affordable housing or windfall for apartment developers?

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

PFC Public/Private Partnership Revenue Totals

The costs of the tax breaks are large, and, on scrutiny, the public benefits are comparatively few. And, any revenue earned by the city will not go to city services, schools or Parkland Hospital.

- Given the numbers provided us, a sale of the property after 15 years would equate to **\$1.4 million/year** in property tax exemptions for the developer, or **\$22.2 million**.
- Add in the one-time tax exemption on construction materials of approximately **\$5 million**, and the developer is saving approximately **\$27 million** in total tax abatements.
- The developer would make approximately **\$28.5 million** of the net sales (85%) in a 15 year sale.
- The city will collect **\$10.7 million** in fees and net sale proceeds in a 15 year sale - approximately **40 cents on the dollar** on what would be collected in property and sales taxes.

Developer Savings in Tax Exemptions in 15 years
\$27,000,000

City Revenue after 15 year sale
\$10,700,000

% of City loss
60%

APPROX. 30/50/75 YEAR LOSS (IF NUMBERS STAY THE SAME).

Tax Exemptions	City Revenue	% of City loss
30 year - \$49,200,000	30 year - \$18,400,000	63%
50 year - \$78,800,000	50 year - \$28,000,000	65%
75 year - \$115,800,000	75 year - \$39,500,000	66%

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

PFC Public/Private Partnership Best Practices?

When the City of Dallas formed a PFC, housing department officials stated they would use “best practices” from other cities that have incorporated PFC multi-family developments in Texas.

We contacted housing groups across the state. Of the MANY developments in operation, we could not find one example that involves:

- **A single-family rezoned lot**
- **With a 4-story complex**
- **That is adjacent to - not across the street from - Single-family properties**

Why build in this manner when it hasn't been attempted and there is no comparable?



Denied by City Council: A similar-sized PFC project in Castle Hills, TX, a suburb of San Antonio, citing the 75 tax abatement and how it would defund the ISD and area Colleges.

Density Impact

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Missing Middle



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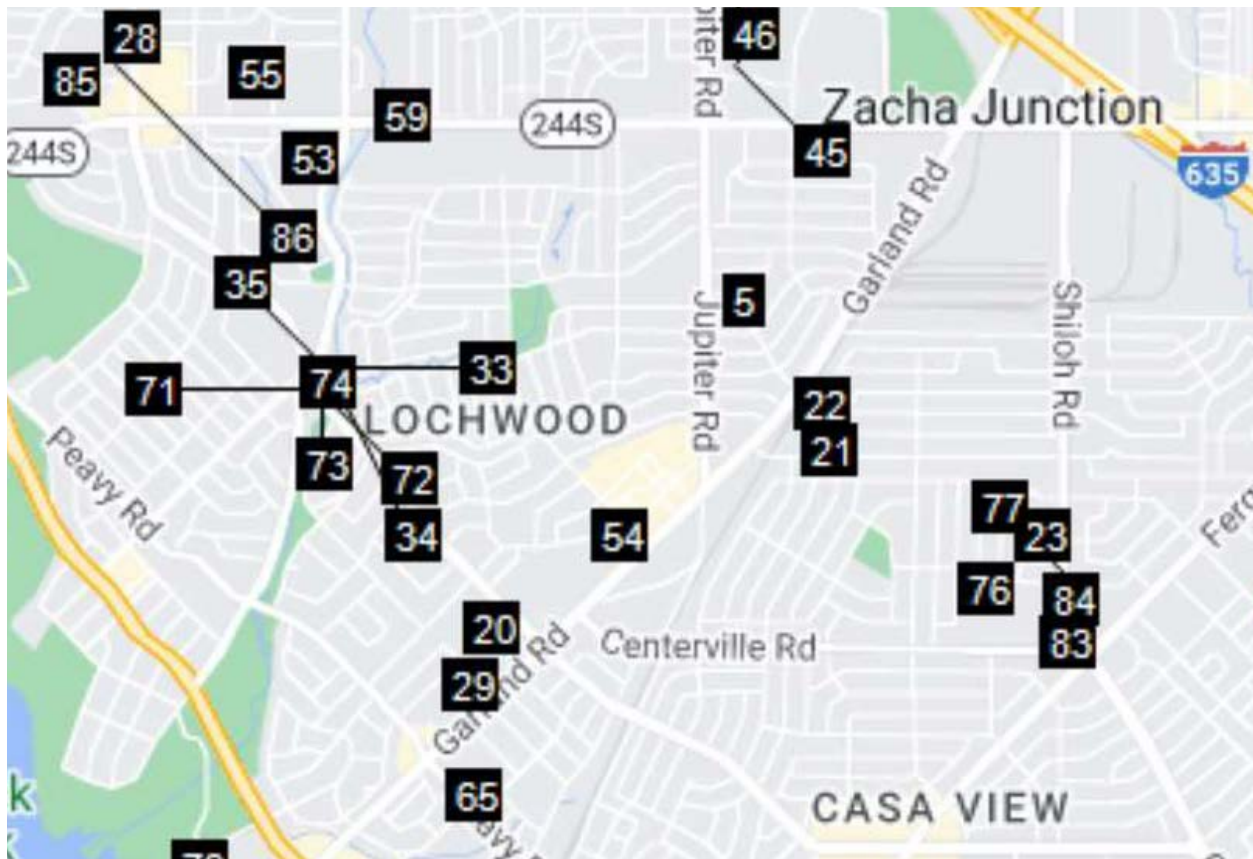
PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Density Impact

Comparison of nearby Multifamily Complexes from 635 to Buckner Blvd.

AVERAGE DENSITY OF ALL 9 COMBINED IS 25.7 DU/AC

DENSITY OF THE STANDARD/SHORELINE: 41.3 DU/AC



20. The Zeke Apts.
163 Units / 12.2 AC =
13.3 DU/AC

29. Casawood Apts.
81 Units / 2.4 AC =
33.7 DU/AC

65. Lake Chateau Apts.
180 Units / 6.19 AC =
29.1 DU/AC

54. Estancia Hills Apts.
200 Units / 12.8 AC =
15.6 DU/AC

21. Lochwood Manor Apts.
50 Units / 1.66 AC =
30.1 DU/AC

59. Autumn Creek Apts.
82 Units / 3.42 AC =
23.9 DU/AC

76. Silver Gardens Apts.
202 Units / 7.57 AC =
26.7 DU/AC

46. South Pointe Apts.
374 Units / 27.75 AC =
13.5 DU/AC

53. Melville Apts.
356 Units / 7.82 AC =
45.5 DU/AC
• 2-Story Complex

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Density Impact

Number of Tenants

The Low Income Housing Tax Credit (LIHTC) rents are calculated with an assumed family size of 1.5 persons per bedroom. The tax credit program assumes a 1.5 person bedroom size.

Formerly: The current site complex breakdown of 300 units is: 135 x 1 bedroom = 120 x 2 bedroom, and 45 x 3 bedroom

Adjusted: Please note there is **less family support** with the increase in 1 bedroom units and decrease in 2 and 3 bedroom units.

The current site complex breakdown of 300 units is: 190 x 1 bedroom = 190 total bedrooms, 90 x 2 bedroom = 180 total bedrooms, and 20 x 3 bedroom = 60 bedrooms

430 bedrooms x 1.5 = 645 Tenants

Consider Missing Middle Housing to Density:

MISSING MIDDLE HOUSING IS A RANGE OF HOUSE-SCALE BUILDINGS WITH MULTIPLE UNITS—COMPATIBLE IN SCALE AND FORM WITH DETACHED SINGLE-FAMILY HOMES—LOCATED IN A WALKABLE NEIGHBORHOOD.



Traffic Impact

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Traffic Impact

- **Of the nearly 1500 trips per weekday** will create residential and side street overflow during peak evening hours.
- We are concerned with traffic on the streets that feed into Garland Rd. As traffic heading South and North becomes congested on **Buckner, Peavy, Easton, Centerville** and **Jupiter** waiting for the signals on Garland Rd., residential streets will experience heavier driver usage with tenants returning to the complex.
- Additionally, the traffic impact study did not address the intersections at Peavy, Buckner or Lochwood Blvd. We feel it should have to render a more accurate, full-scale area assessment.

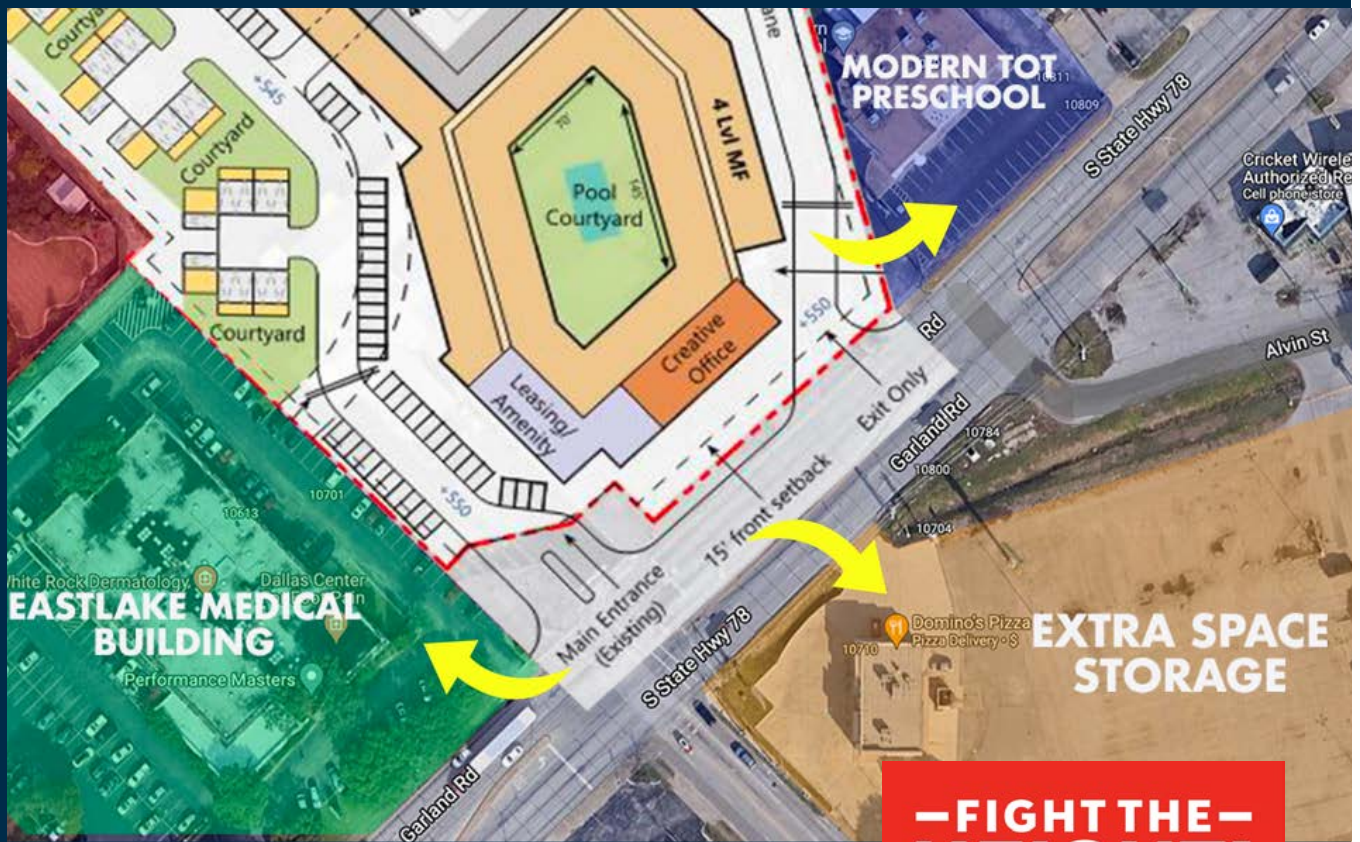


Residential and side streets most impacted:

- ATHLONE
- CREEKMERE
- LAKE GARDENS
- SINCLAIR
- WYATT
- EVANGELINE WAY
- LOSA
- HERMOSA
- ALEDO
- DESDEMONA
- CAYUGA

Guest Parking Impact

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PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Guest Parking Impact

- The East Lake Medical Building ownership are extremely concerned about overflow parking and the impact of people visiting tenants at the complex.
- A common occurrence in multi-family complexes with large parking garages is the tenants, out of convenience, will park in the guest parking spaces along the perimeter of the complex to be closer to their units. Guests will be forced to park in the parking lots adjacent to the complex.
- **To date, we have not been given the 8 walkable points of entry/exit around the complex.** That would be very helpful in determining how much guest parking would be used by tenants.

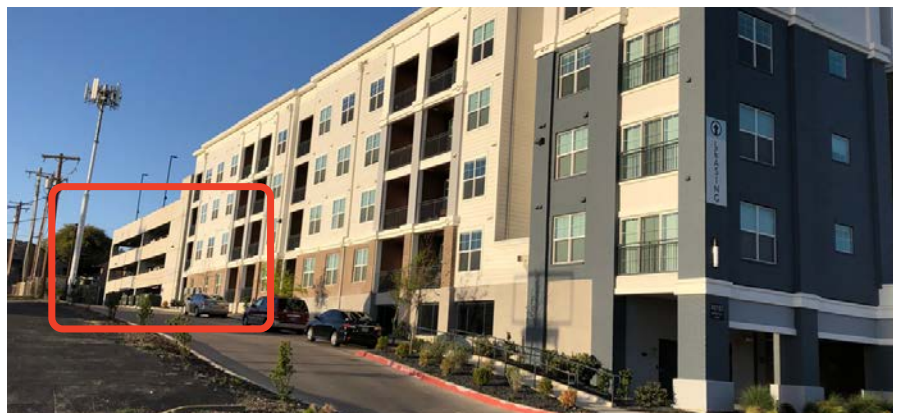
SHOREVIEW FLATS 10151 Shoreview Rd 238 units

GARAGE PARKING THAT IS NOT CONVENIENT FOR TENANTS AND GUESTS

TENANTS CHOOSE TO PARK IN THE STREET TO BE CLOSER TO THEIR UNITS



GARAGE PARKING THAT IS NOT CONVENIENT FOR TENANTS AND GUESTS



Watershed/Drainage Impact

CITY COUNCIL



**—FIGHT THE—
HEIGHT!
—
SAY NO TO 4 STORIES**

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Watershed/Drainage Impact

- The disadvantages of detention basins are particularly problematic for this location. Detention basins become breeding grounds for mosquitoes - providing more opportunity to spread West Nile and Zika Viruses.
- Detention basins detract from property values, potentially reducing revenue to the city beyond the 75 year tax abatement the developers will receive.
- Detention basins are not viable means for improving water quality, and with more stress on runoff from over 650-700 additional residents, the additional waste will end up in and around White Rock Lake, despoiling one of the city's most treasured spaces.
- Why is the city green lighting large projects in, around, or on pending flood plain zone designations? In 2020, the city requested FEMA to review our area for flood plain and the FEMA designation as such is almost finalized. This could be huge risk to the developer, the investors and impact our area very negatively.
- The City has not planned infrastructure to accommodate large rainfall events. In the past four years, Dallas experienced two of the highest rainfalls in the history of Dallas.

AUGUST 21-22, 2022: 9.19 INCHES
SEPTEMBER 21-22, 2018: 8.11 INCHES



FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Watershed/Drainage Impact

The **Dallas Water Utilities** (DWU) drainage plan involves a pipeline being added from the Shoreline property to the alley behind Lake Gardens Drive, where it will then go down to the **Vinemont Tributary/Storm** drain.

When asked about the added capacity, DWU admitted that it already has flooding issues and backs up in large rain storms.



Land Use Alternatives

CITY COUNCIL



**— FIGHT THE —
HEIGHT!
— SAY NO TO 4 STORIES**

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Land Use Alternatives

Please consider these more compatible and less intrusive options for this property. Even if this property was 200-225 units, the 100-112 affordable units would be 10X more than what the Trailhead and Doverhouse complexes provide, and more than 5X combined. Plus, it would still drive new development on Upper Garland Road.

Missing Middle Housing

These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics.

Provides

- Gentle Density
- Affordability
- Compatibility



3-Story Option

GARDEN STYLE MULTIFAMILY COMPLEX RENDERINGS



FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Land Use Alternatives



Build To Rent (BTR) Affordable Communities

There are currently 12 BTR housing developments in Dallas, with 12 more scheduled to be built. Many include the right to buy the rented home within three years, creating more owners, not renters.

"(With BTR Communities), you still have your yard, you can still have your grill, you can still have your pet.... I think that is something new that you can't find in a traditional multifamily apartment today.... I do think it's part of the solution to affordable housing"

Real estate developer Thomas Woliver
Chair of the Community Development Council for the Urban Land Institute

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Land Use Alternatives



TOWNHOME CLUSTER

DUPLEX

BUNGALOWS



“Pocket Neighborhood” Concept

EASTLAKE DEVELOPMENT AT GARLAND RD. AND PEAVY.

A NEW, 3/2-STORY LIVING SPACE DEVELOPMENT ON THE THRIFT STORE PROPERTY THAT IS COMPATIBLE WITH ESTABLISHED, RESIDENTIAL NEIGHBORHOODS:

10030 GARLAND RD. - 56 UNITS

MIX OF 3-STORY TOWNHOME CLUSTERS AND 2-STORY DUPLEXES

DENSITY: 60 UNITS/3.61 ACRES = 16.6 DU/AC

*****SHORELINE PROPOSED DENSITY: 300 UNITS/7.25 ACRES = 41.3 DU/ACRE**

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Land Use Alternatives



"Boxyard" Concept using Scalable Shipping Containers

PROVIDING MIXED USE OF OFFICE, RETAIL AND DINING
CURRENT DEVELOPMENTS IN TULSA, OK AND DURHAM, NC.

WOULD BE A DESTINATION ANCHOR FOR THIS AREA OF GARLAND RD.

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Land Use Alternatives



"Community CoOp Store"

OZARK NATURAL FOODS IS A COOPERATIVE RETAIL GROCERY STORE IN FAYETTEVILLE, ARKANSAS

<https://www.onf.coop/>



WOULD BE A DESTINATION ANCHOR FOR THIS AREA OF GARLAND RD.

BEFORE RENOVATING IT WAS A BLAND CVS STORE



Tenant Review Concerns

CITY COUNCIL

The Standard River District

5200 White Settlement Rd, Fort Worth, TX

 Write a review



srk2490

3 reviews · 9 photos

★ ★ ★ ★ ★ 2 months ago

The staff here has turned over like 3 times at least since I have been a resident. They make it impossible to get customer service. I went on the companies webpage many times and they don't have email addresses and phone numbers that direct you to who you need.

Parking is a nightmare especially for guests.

I had a broken dishwasher from the second month I lived there and it took them 10 months and me threatening to end my lease for it to be fixed.

If I knew how difficult and awful the management company was, I would NEVER have chosen to live there. Really think twice before you rent here.

 3

**—FIGHT THE—
HEIGHT!
SAY NO TO 4 STORIES**

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns

WE SEARCHED THE APARTMENT COMPLEXES OJALA GAVE US AS COMPARABLES. GOOGLE REVIEWS, APARTMENT RATINGS, AND YELP WERE USED AS SOURCES. WE ARE NOT AS CONCERNED WITH HOW MANY REVIEWS ARE GIVEN AS WE ARE THE NUMBER OF REVIEWS THAT HAVE THE SAME COMPLAINTS IN EACH FACILITY. THEY INCLUDE:

MANAGEMENT ISSUES, POOR MAINTENANCE, SAFETY & SECURITY CONCERNS, AND LACK OF PARKING FOR GUESTS.

THE STANDARD HEIGHTS COMPLEX - HOUSTON - JUNE 2022

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Nima Nayeri

4 reviews · 1 photo

★★★★★ a week ago **NEW**

Very poor security. Multiple crimes on the property. Management refuses to take action or recognize the problem. Stay away.



👍 10

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Alyssa Karpas

2 reviews

★★★★★ 2 months ago

Management is terrible and so are the office staff. There is vomit around the apartment almost every weekend, the trash rooms fill up to the point where they can not be opened and there are issues with crime. I moved for the location and that is the only positive of the building. It's not worth it. Over priced not well kept and management is rude

👍 7

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Maria B

1 review

★★★★★ a day ago **NEW**

lots of crime in the garage. No changes at all from management despite multiple calls and emails.

👍 5

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Edith R

3 reviews

★★★★★ 5 months ago

It has been a nightmare living here! I moved here back in June 2021 and I have struggled with roaches in my apartment since July 2021. A few of my neighbors have had the same issue. Management told me that pest control would take care of it, but they haven't fixed the issue yet. I was told that my apartment is clean and I'm not the problem. Yet I still haven't been told the reason why this is still going on after MONTHS of pest control coming into my apartment to fumigate.

I have noticed the trash rooms around the complex are usually FULL of trash, it's honestly really gross. I can't stand living here anymore. I wish I could get out of my lease!

Please don't move here, I do not recommend it at all.

👍 15

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Jessica Caballero

1 review

★★★★★ 4 months ago

This place could care less about you or the residence property!!! My friends truck has been stolen twice in the last 2 months! Two different trucks!!! Management is rude! Refuses to let you review the cameras!!!

👍 8

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Vini In

2 reviews

★★★★★ 5 months ago

I hate this place. Maintenance is absolutely useless and management won't even address their issues or take ownership.

👍 9

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Edith R

3 reviews

★★★★★ 5 months ago

It has been a nightmare living here! I moved here back in June 2021 and I have struggled with roaches in my apartment since July 2021. A few of my neighbors have had the same issue. Management told me that pest control would take care of it, but they haven't fixed the issue yet. I was told that my apartment is clean and I'm not the problem. Yet I still haven't been told the reason why this is still going on after MONTHS of pest control coming into my apartment to fumigate.

I have noticed the trash rooms around the complex are usually FULL of trash, it's honestly really gross. I can't stand living here anymore. I wish I could get out of my lease!

Please don't move here, I do not recommend it at all.

👍 15

The Standard in The Heights

609 Waverly St, Houston, TX

[Write a review](#)



Janet

8 reviews

★★★★★ a month ago

I should have paid attention to multiple reviews warning about RPM managed properties and this is 1 of them. This is probably the sketchiest apartment property I've ever dealt with and I've lived in apartments for over 15 years. Mind you this is all before moving in and this was an apartment I was going to settle for because the prices were low (read the other reviews-there's a reason for that).

The property manager, Larry, is the primary person to be cautious of. Good luck if you move forward with living here.

👍 6

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns

STANDARD HEIGHTS - HOUSTON - JUNE 2022

Review History for Roland_B897

The Standard in the Heights

[Write a Review](#)



Roland_B897

Resident • 2021 - 2022



2/4/2022

Moved in at the end of September 2021 in the short time I have lived in the Standard in the Heights it has been a nightmare, I have had not one but two vehicles stolen from the parking garage to make matters worse the security cameras don't work or record footage as they are suppose to . It is not safe to live here any crime that is occurring management is not notifying tenants .I have lost several thousands of dollars in unrecoverable damages save your money and don't waste your time management is no help , and like Manager on site Larry said they do not have to time to look at camera footage when residents vehicles are stolen or when crime is occurring at property .

[Helpful](#) [Report](#)

Review History for Jessica_S476

The Standard in the Heights

[Write a Review](#)



Jessica_S476

Resident • 2020 - 2022



3/9/2022

My experience at this complex started out great, but really went downhill during my lease. The new management is very unfriendly and unhelpful for resolving issues. The former manager promised me a longer lease & the new manager would not honor it. During my time living here, the garage handle to the door was broken(with managements knowledge) and it fell on my leg leaving a bruise and cut. Management didn't care and just told me the door would he fixed. Now after moving out I am being charged unfair fees. On top of the management, the property has gone downhill. The hallways and elevators are grimy, and amenities appliances are often broken. The doors to building don't shut all the way posing a security threat because anybody can walk in. There aren't many great things I can say about this complex anymore.

Review History for Anonymous

The Standard in the Heights

[Write a Review](#)



anonymous

Resident • 2020

8/12/2020

Maintenance is absolutely horrible. Takes days to get anything done and nothing is fixed as it should be. For a brand new complex, I have has multiple issues. Staff takes absolutely no responsibility for issues.

[Helpful](#) [Report](#)

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns

STANDARD HEIGHTS - HOUSTON - JUNE 2022

The Standard in The Heights

609 Waverly St, Houston, TX

 Write a review



Trevor Thompson

10 reviews · 4 photos

★ ★ ★ ★ ★ a week ago **NEW**

Bottom Line Up Front: Management is unresponsive to vandalism/theft issues and has made no attempts to improve safety.

Shortly after moving into this apartment complex, the catalytic converter was stolen from my truck, which was parked on the 4th floor of the parking garage. Every email and call to the management team went unanswered, and when I confronted the staff in the leasing office, they wouldn't reveal how many times this had happened in the past or what they were going to do about it.

Fast forward 7 months (over which vandalism has continued to be an issue), I drove by 2 separate vehicles that had all of their wheels stolen last night. STILL NOTHING HAS BEEN DONE BY MANAGEMENT. No additional cameras in the garage, no additional security/patrols, etc. Unless you have a low comprehensive deductible and don't mind going through the hassle of replacing converters, tires, or your entire vehicle – avoid this apartment complex until management upgrades security measures in the garage (I'm not hopeful).

At this point, I'm worried for the safety of my wife in the garage at night – leaving us no choice but to look for other housing at the end of our lease.



 12

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns

STANDARD RIVER DISTRICT - FORT WORTH - JUNE 2022



JH

5 reviews

★★★★★ a year ago

I'm shocked the negative reviews haven't been removed. Everyone has a different experience and every resident should be allowed to express it. People considering this community, I use that term loosely, need to see the good and bad so they can make an educated decision. My experience is similar to Sunflower AD's. We must live in the same building. Loud neighbors, walls so thin you can literally hear everything they are doing and saying, people using the pool and courtyard after hours, dogs left outside to bark at all hours of the day and night, constant smell of weed being smoked and the parking situation in general is beyond a bad joke. "Visitors" taking up parking spots for residents inside a secured parking garage, residents parking in other resident's reserved spots they pay for, residents/visitors parking in handicapped spots without a handicapped tag/sticker. I could go on but you get the point.



Marissa

1 review

★★★★★ 10 months ago

Too many issues here with under responsive management.

Guest parking is way too limited given the size of the buildings. Be prepared to sit in your car waiting for a spot to open up at night.

My car was broken into last week while sitting in the lit area of the guest parking lot. It apparently happened over night, along with another car next to mine, and no attempt was made to reach out to notify me about it and was only discovered as I was getting into my car later the next afternoon. We later find out the break ins had been going on for the past few weeks on a nightly basis without any notification to the residents. All the leasing office could do was apologize, and it appeared as they have been unsuccessful with attempts to get management to address the issue.

A ceiling leak happened in my boyfriend's apartment after an accident in the apartment above his one weekend morning. Multiple calls were made over a span of 4 hours to the emergency line with no response. During this time, the leak spread from a small area over the kitchen light fixture in the middle of the ceiling to the other side of the wall and down to the floorboards. We ended up having to wait for the leasing office to open that afternoon, in which they contacted maintenance to come fix. To make things worse, rather than repairing the damages properly, they drained the water from the light and poorly painted over the water damaged areas. There is still noticeable damage to the ceiling in walls, unmatched paint, bubbling on the baseboards, and peeling floorboards.

The service from the leasing office, amenities, and newness of the building are the only reason for the stars. Unfortunately those areas will ultimately become impacted as well with poor management.



FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns

STANDARD RIVER DISTRICT - FORT WORTH - JUNE 2022



srk2490

3 reviews · 9 photos

★★★★★ 6 months ago

The staff here has turned over like 3 times at least since I have been a resident. They make it impossible to get customer service. I went on the companies webpage many times and they don't have email addresses and phone numbers that direct you to who you need.

Parking is a nightmare especially for guests.

I had a broken dishwasher from the second month I lived there and it took them 10 months and me threatening to end my lease for it to be fixed.

If I knew how difficult and awful the management company was, I would NEVER have chosen to live there. Really think twice before you rent here.



M

1 review

★★★★★ 3 months ago

Watch out. The initial pitch is nice but the pool is always crowded or closed, not enough parking, and garage gate is always stuck open. Security is lacking as a resident's car was stolen from the "secured" parking garage last week.



Johnathan Nunez

4 reviews

★★★★★ 6 months ago

Luckily I only had a 6 month lease it seemed to me as if my rent was increasing every month, if you do decide to live there don't live near the dog park the people argue louder than the dogs. I only actually lived there for 4 in a half months because I was so fed up with it. The only apartment I've ever stayed in which didn't let me leave one month in advance. Left my apartment in better condition than I received and received slightly more than half of my security deposit back. Pros there gym is actually not bad the complex is clean, the staff is good all round, and has good mail security but not garage.



Represent Your Constituents

1 review

★★★★★ 3 months ago

I love how awesome the communication is here. Just found out from a FB post that a car was stolen from the parking garage on 6/21. Not a peep from the management. That's pretty much par for the course here.



Whitney Svoboda

4 reviews · 7 photos

★★★★★ 2 months ago

Horrible management that doesn't care about its residents. Horrible tenants that don't respect rules. Overpriced. Several apartments are rented via AirBnB so expect a lot of people in common areas partying at all hours of the day and night because they're on "vacation". Courtesy officer does not respond to complaints. Overall horrible place to live.



FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns

STANDARD RIVER DISTRICT - FORT WORTH - JUNE 2022



Desiree P.
Fort Worth, TX
0 4

9/26/2022

don't live here!! there are the absolute worst apartments i have ever lived in for multiple reasons!

1. management/office team turned over 3 times in my 12 month lease. they will be nice and accomodating before you sign the lease however following they don't care about your solitude!
2. the walls are paper thin and i mean thin! you can hear everything in every corner of your unit from ppl walking down the hall, loud noises in the middle of the night, ppl walking above along with children laughing. so if you work from home this place is a no!
3. there are units that are airbnb's which means there are ppl that do not care about how loud they are or how they treat the property because they don't have to live here!
4. parking with the airbnb occurring there is always no parking which there isnt even w/out it. if you are a person that likes visitors they will have to park across the street there is never any parking for them or yourself as a resident!
5. i lived there for 12 months and my a/c went out twice and i had to have a window unit put in which for what you pay to live here the amenities should be better!
6. fire alarms there have been middle of the night fire alarms with no fire insight and/or management sending out an email the following morning about what occurred!
7. upon my move out did a walk through with management who stated everything looked good just might have to pay for where my tv was mounted which i understood however when i received my deposit back i was told that i had to pay for the carpet to be cleaned regardless of how it looked as stated in my lease however that is not in my lease and currently awaiting a call back along with an itemized list that i was told would be sent to me.

will posted in other sources incase deleted they seem to delete all the negative reviews.

Useful Funny Cool

The Standard River District

5200 White Settlement Rd, Fort Worth, TX

Write a review



Sunflower AD
4 reviews

9 months ago

I strongly suggest to look at other places before coming here. Yes, the staff is sooo friendly and helpful (in the beginning) but once you sign that lease, their friendliness is gone and no more responses. Also alot of hidden fees that you are expected to pay after you sign the lease. If you like loud neighbors, the constant smell of weed that comes thru the vents, a tiny parking garage that people think is a race track, and dogs unattended left alone in apartments barking and whining.....then this is the place for you! I'm stuck with a year long lease and have come to terms that this is my hell until I move. Just be cautious and consider ALL your options. I know I wish I had.

7

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns

STANDARD RIVER DISTRICT - FORT WORTH - JUNE 2022



Seve

59 reviews · 12 photos

★★★★★ 3 months ago

Been a resident for about a week now and my unit itself is great. My apartment is dead silent and the amenities are just about everything you would expect from a "luxury" community. Current staff in the office is great, too! Landscaping around the community could definitely use some improvement as it currently looks like a mix of weeds, crushed granite, and wood chips. We don't live in the desert. It doesn't look good.

The big area of frustration, and a deal breaker for me, is the parking garage, for a couple reasons. I would say more than half of the spaces are marked as "reserved". I am almost never able to park on the floor in which my apartment is located not only because of that, but it also seems there are not enough spaces to accommodate how many units are in the community.

I went in to the office to express my concern and question why there were so many reserved spots. Come to find out, just because a spot is marked reserved, it doesn't necessarily mean it is. I guess they just leave spots marked and leave them up for grabs. What REALLY gets me is you never really know if a spot is actually reserved or not. So now I'm left questioning if all of these people are paying \$50 a month for a spot or just taking the gamble on being towed!

Regardless, it's a shady way of getting people to cave in and tack on that extra 50 bucks to their monthly rent just to guarantee they get a decent spot on the floor in which they live.. and that's IF some random vehicle isn't parked in it.

I've lived in several other communities with similar garages and never even remotely seen so many reserved spots and it's only because they want to pressure people into spending even more money when they should do the right thing and eliminate almost all of those spaces, or at least the ones that aren't actually reserved!

Corporate greed at it's finest.



The Standard River District

5200 White Settlement Rd, Fort Worth, TX

[Write a review](#)



Carlton Alexander

1 review

★★★★★ 4 months ago

My lease will be up in a few months, and I will not be renewing. When I first moved in last year, this place was great. However, it has progressively gone downhill over the last several months, due to several issues with how management responds to both individual tenant needs and community expectations.

Generally, maintenance requests are timely and responsive for basic repairs, but I have had a personal experience with my apartment that required more extensive repairs that were dealt with inadequately on two occurrences. Two times now, the apartment above mine has had their aquarium break/overflow and caused water to leak through my ceiling. I do not hold that against the apartment complex, however, maybe they should rethink their policy on tenants having large aquariums to avoid this situation from happening again.

What I do have a grievance regarding is their inadequate repairs on both occasions, leaving paint cracks and waterlogged baseboards visible. I had to submit multiple maintenance request to make sure the repairs were done so the leak damage was no longer visibly noticeable, notwithstanding the possible future mold issues for not having the drywall replaced. The fact is, beyond normal repairs and everyday maintenance to the apartments, you must be persistent with the complex to take action on major repairs beyond just band-aid measures.

Furthermore, I echo the complaints of other tenants concerning increased car break-ins and lack of visitor parking. The complex recently changed the visitor parking policy to allow guest parking on the top level of the parking garage but are charging \$5 per day for tenants having more than 4 guest parking uses per month. Even if this is used as a deterrent to avoid abuse of the guest parking, it is ridiculous that the complex would try to make a buck off solving a common complaint among the community for many months now.

More recently, a big problem has been the complex allowing apartments to be used for Airbnb guests. The tenants have had several issues with these guests not keeping the community areas clean, being noisy passed quiet hours, and more. Not to mention the fact that these are random guest staying at the apartment complex, not having to go through the vetting process of signing a lease as the tenants have, and so have less accountability for their actions.

Overall, I give this place 2 stars for the amenities and helpful leasing office, but otherwise there is need for a lot of improvement.




FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Tenant Review Concerns


STANDARD RIVER DISTRICT - FORT WORTH - JUNE 2022


 **Julian**
over 1 year ago

★ ★ ★ ☆ ☆ 2.5 stars

Dog park didn't have bags or trash can to dispose of waste. (Still no bags) A resident had to buy a trash can just so people wouldn't have to walk all the way to the dumpsters to toss out their trash. Even when they "installed" a trash can, it's never emptied. The dog poop has been sitting there for 1.5 weeks now. Multiply that by a lot of dogs pooping 2-3 times a day, and that's a whole lot of poop that the management doesn't take care of.
The garage doors are meant to ensure that vehicles are kept safe. Well what's the point of the garage doors if they're constantly breaking and it takes almost a week for maintenance to address it?
My biggest complaint is that we're living in a construction zone. Granted, there are many many many factors that go into meeting deadlines but when you're woken up to banging right outside your apartment, and workers constantly blocking the driveway, and workers parking in the garage blocking space, it gets very annoying.

[Read Less](#)


 Verified


 **Nicole**
10 months ago

★ ★ ☆ ☆ ☆ 2 stars

We loved it here when we first moved in (Feb 2021). As we stayed here the noise is high, people are not respectful of others, bug problems, the dog park smells bad, the parking garage is dangerous, the garbage room doesn't have enough trash bins for the amount of people that live here, rules are not enforced, and the courtesy officer is never available when you need him.
When complaints are made the staff listen but there is no execution that is done - which is more on the owners end. This place could be a nice place if the owners listened to our complaints and actually spent the money on things that need to be done.


[Read Less](#)


 Verified

 **Elesha**
21 days ago

★ ☆ ☆ ☆ ☆ 0.5 stars

Management. IT SMELLS LIKE PEE AND POOP !! Dog poop and pee EVERYWHERE. Stuff breaking. They delete all bad comments . Cost too much for the high crime rate. They don't care if your car got broken into. 0/10 recommend. Spend your money


 Verified

 **Leema**
7 months ago

★ ☆ ☆ ☆ ☆ 0.5 stars

DO NOT LIVE HERE if you want proper sleep at night. Worst apartment complex I have ever lived at. It is never quiet. People take their dogs out to the dogs park at all times and they WILL wake you up with their loud echoing barks. They will be out there after midnight and as early as 5 AM. No one cares about quiet hours and the office will tell you they cannot do anything about it. Also guest parking is horrible. Your guests will rarely ever find a parking spot and if they try parking inside the garage they will get towed.

[Read Less](#)

 Verified

Tenant Review Concerns

STANDARD HEIGHTS - HOUSTON - NOVEMBER 2022

ApartmentRatings

D epiQ Overall Rank #16,792 City Rank #528

The Standard in the Heights

epiQ Report Card [ⓘ]
In partnership with SatisFacts™

Community epiQ Grade **D**

- ✓ Renter Ratings [ⓘ] **D+**
- ✓ Review Count [ⓘ] **C**
- ✓ Manager's Review Engagement [ⓘ] **F**
- ✓ Manager's Review Reply Time [ⓘ] **F**

Verified Residents
Reviews with the Verified Badge are from residents surveyed directly from the community, ensuring reviews are from real residents!

epiQ Report Card ×

The Experience & Performance Intelligence Quotient ("epiQ") Index measures:

- online reviews
- resident surveys
- manager's engagement with renter reviews

over the most recent 365 day period. The index is presented as a familiar letter grade format to help renters evaluate all aspects of life at a community.

SatisFacts, a sister company to ApartmentRatings, offers surveys that measure renters satisfaction at key points throughout the renter lifecycle: Touring, Move-In, Maintenance, and Lease Renewal. The questions from each survey type that are based on a 1-5 point scale are then added into the calculation of the community's epiQ Grade.

Not all communities use surveys and therefore may not have any survey information on their report card. These communities will show an "N/A" for their survey sections.

Rezoning Guidelines

CITY COUNCIL



City of Dallas

NS

Sustainable Development & Construction Department

1500 Marilla Street Room 5B North Dallas, TX 75201 Phone 214.670.4209 Fax 214.670.4210

Zoning Change Application

April 2019

Provide the following information. (Please print).

Applications that alter this form will not be accepted. Please attach a second page if necessary.

Applicant		Representative		Owner	
Owner <input type="checkbox"/>	Prospective Buyer <input checked="" type="checkbox"/>			Individual <input type="checkbox"/>	Corporation <input type="checkbox"/>
Tenant <input type="checkbox"/>				Partnership <input type="checkbox"/>	Trust <input type="checkbox"/>
Name:	OP Acquisitions, LLC	Name:	Rob Baldwin	Name:	Shoreline Church Dallas
Address:	2501 N. Harwood, Ste 2400	Address:	3904 Elm Street Suite B	Address:	10715 Garland Road
City/St/Zip:	Dallas, TX 75201	City/St/Zip:	Dallas, TX 75226	City/St/Zip:	Dallas, TX 75218
Telephone:		Telephone:	214-824-7949	Telephone:	
Fax:		Fax:		Fax:	
E-mail:	dls@oialaholdings.com	E-mail:	rob@baldwinplanning.com	E-mail:	
See attached letter			See attached letter		
Signature of Applicant			Signature of Owner		

Existing zoning:	R-7.5(A)	Location & cross street: 10715 Garland Road / Northwest side of Garland, north of Centerville Rd Request: New Planned Development District for MF-2(A) uses
Mapsc0 no.	38-F	
Zoning map no.	G-10	
Council district	9	
School district	DISD	

Garland Rd + Centerville Rd

TR5 TR6



FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Rezoning Guidelines

- The guidelines for converting a single family zoned property next to a neighborhood should to be treated differently than a commercial zoned property next to a neighborhood. The city treats the two exactly the same.
- If buying a home adjacent to a commercial zoned lot, it's a "buyer beware" situation. There's a level of expectation this type of proposed multifamily development could occur on the commercial lot.
- With a single family zoned property, there's a level of expectation the property will remain a single family zoned property. This should be reflected when updating the Garland Road Vision Study.
- When rezoning a single family zone that is next to a neighborhood, the guidelines for doing so need to be more respectful of, considerate for, and compatible with the community.

ZONING 101

DOCUMENT FROM THE CITY OF DALLAS

IS NOT COMPATIBLE WITH OUR NEIGHBORHOOD

SIZE AND SCALE ARE OUT OF PROPORTION WITH THE REST OF THE AREA

What Does Zoning Accomplish?

• Compatibility

- Separates land uses that are not compatible with each other

• Best Use of Property

- Location
- Adjacent and surrounding land uses

• Predictability

- Guide for orderly development

• Health, safety, and welfare

- Compatibility of uses
- Size and Scale of buildings
- Open Space/Green Space
- Noise
- Light



FIGHT THE HEIGHT - CITY COUNCIL

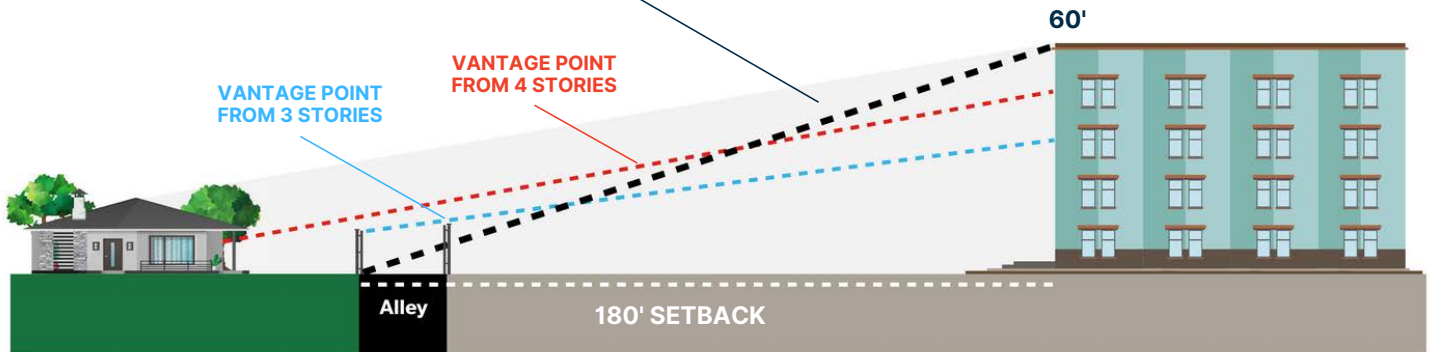
PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Re-evaluating the RPS

The **Residential Proximity Slope (RPS)** is a minimum requirement and does not necessarily solve all issues of height intrusion. When rezoning a single family zone that is next to a neighborhood, the RPS guidelines for doing so need to be more respectful of, considerate for, and compatible with the community. **A 1:3.5 ratio to define the setback should be considered.**

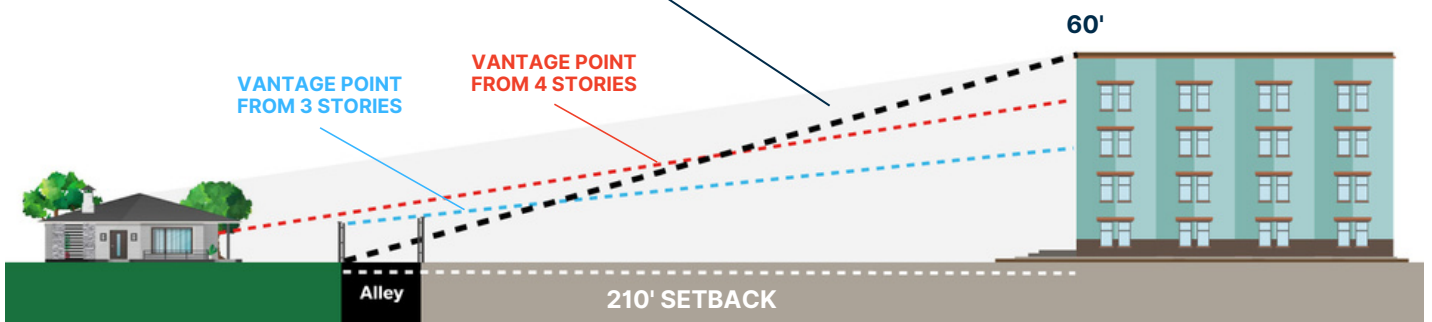
Current Residential Proximity Slope 1:3 / 18.4 Degrees

TO SCALE REPRESENTATION
OF THE RPS IMPACT



Suggested Residential Proximity Slope 1:3.5 / 16.2 Degrees

TO SCALE REPRESENTATION
OF THE RPS IMPACT



The System Needs to Change

CITY COUNCIL

ZONING ORDINANCE UPDATE PROCESS



**—FIGHT THE—
HEIGHT!
SAY NO TO 4 STORIES**

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Zoning Process Needs to Change when Reviewing PFC Developments

OUR RECOMMENDATIONS TO IMPROVE THE INTEGRITY OF THE ZONING PROCESS INVOLVING PFC PUBLIC-PRIVATE PARTNERSHIPS:

More Transparency

- The DPFC should disclose financials when verifying and authorizing a developer into a partnership agreement.
- The developer should be required to create a public web page, detailing the Planned Development (PD) and updating it as needed.
- There should be a third-party CPA to verify whether or not the developer can financially support the requests of the community.
- The property sale price should be disclosed.
- The developer should be required to provide - throughout the zone process - a full-scale, 3D rendering of the complex, with other adjacent buildings and residences surrounding to give a true portrayal of the complex impact, if any, on the property. Cropped-in renderings and flat, 1-2D site plans, etc. only tells part of the story, and not the full story.

State Reporting

- Instituting regional and state reporting mechanisms so that people can accurately judge and oversee PFCs.

Timeline Notification Changes on the State and Local Level

- The timeline for notification needs to be extended to 4-6 weeks in advance of the plan commission and council meetings.
- Postponement rules should be included on the mailed notification letter.

Short-Term Limitations

- As the city reviews this case, we are at the mercy of the developer's short-term, financial limitations on what is an extremely long-term, 5 generation, 75 year rezone commitment.

An Assessment After The First Sale

- After the first sale, whether it be after 5, 10 or 15 years, the City should thoroughly evaluate and assess whether the PFC is effective.

When our tax dollars are at work, helping provide 100% property tax abatements for the developer/private partner investors up to 75 years, we SHOULD have more influence on determining and defining how this complex is built next to our, or any neighborhood.

Becoming Ross Avenue in 10 Years?

CITY COUNCIL



**— FIGHT THE —
HEIGHT!
— SAY NO TO 4 STORIES**

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

If the Garland Road Corridor will become Ross Avenue in 10 years as our council member has forewarned, our area will indeed be renamed the...



Icon at Ross Apartments

Ad · 3.4 ★★★★★ (74)
Apartment building · 1707 N Hall St
Open · Closes 6PM



Ross + Peak Apartments

3.7 ★★★★★ (51)
Apartment building · 4302 Ross Ave
Open · Closes 6PM



Veranda II

5.0 ★★★★★ (1)
Apartment building · 3126 Ross Ave



4600 Ross Apartments

4.2 ★★★★★ (147)
Apartment building · 4600 Ross Ave
Open · Closes 6PM



1001 Ross

2.7 ★★★★★ (165)
Apartment rental agency · 1001 Ross Ave
Open · Closes 6PM



Arrive West End

3.7 ★★★★★ (110)
Apartment rental agency · 800 Ross Ave
Open · Closes 5:30AM Fri



Gatsby on Ross

3.1 ★★★★★ (99)
Apartment building · 4001 Ross Ave
Open · Closes 6PM



The Arts Apartments

4.2 ★★★★★ (106)
Apartment building · 2611 Ross Ave
Open · Closes 6PM



MAA apartments

No reviews
Apartment building · 1445 Ross Ave Ste 100



Macallan at Ross

3.6 ★★★★★ (188)
Apartment building · 3501 Ross Ave
Open · Closes 6PM



The Academic

4.2 ★★★★★ (44)
Apartment building · 3700 Ross Ave
Open · Closes 6PM



555 Ross Apartments

4.3 ★★★★★ (146)
Apartment building · 1777 N Record St
Open · Closes 6PM



Ross + Peak Apartments

3.7 ★★★★★ (51)
Apartment building · 4302 Ross Ave
Open · Closes 6PM



Alexander Courts

3.1 ★★★★★ (9)
Apartment building · 4619 Ross Ave



Pedram

No reviews
Apartment building · 2611 Ross Ave Apt. 6020



Jennifer Giambastini

No reviews
Apartment complex · 3603 Ross Ave



Pedram

No reviews
Apartment building · 2611 Ross Ave Apt. 6020



Corporate Housing Store

No reviews
Furnished apartment building · 1001 Ross Ave



18 MULTI-FAMILY COMPLEXES ENCOMPASS ROSS AVENUE

PLEASE DON'T ROSS AVENUE OUR GARLAND ROAD CORRIDOR!

Neighborhood, Area & Dallas Impact

CITY COUNCIL



Sustainable Development & Construction Department
 1500 North Blvd. Room 58 North Dallas, TX 75201 Phone: 214-671-4269 Fax: 214-671-4270

City of Dallas **N5**

Zoning Change Application April 2015

Provide the following information. (Please print).
 Applications that alter this form will not be accepted. Please attach a second page if necessary.

Applicant		Representative		Owner	
Owner	Prospective Buyer	Name	Address	Individual	Corporation
Name:	QIP Acquisitions, LLC	Name:	Rob Baldwin	<input type="checkbox"/>	<input type="checkbox"/>
Address:	2501 N. Harwood, Site 2400	Address:	3904 Elm Street Suite B	Name:	Shoreline Church Dallas
City/STp:	Dallas, TX 75201	City/STp:	Dallas, TX 75226	Address:	10715 Garland Road
Telephone:		Telephone:	214-624-7949	City/STp:	Dallas, TX 75218
Fax:		Fax:		Telephone:	
E-mail:	dlw@qialaholdings.com	E-mail:	rob@baldwinplanning.com	Fax:	

See attached letter See attached letter

- FIGHT THE -
HEIGHT!
SAY NO TO 4 STORIES

FIGHT THE HEIGHT - CITY COUNCIL

PROPOSED REZONING OF THE SHORELINE CHURCH PROPERTY

Neighborhood and Area Impact Summary

We chose to live in Lochwood because of its diversity, quiet, and well-maintained single family residential nature.

We feel that neighborhoods have their own characteristics and attributes, and these can be unintentionally harmed without city decisions that allow for healthy and orderly transitions to other neighborhoods, densities, commercial/industrial centers, etc.

- Rezoning to allow a 59' tall, 300 unit, 4-story apartment complex to abut an otherwise single family residential area has consequences - known and unintended.
- The view scape and sound scape of the area will be degraded.
- Traffic will increase on streets feeding into Garland Rd., affecting our residential streets.
- Our infrastructure is not prepared for the increased stress. An additional 650-700 residents will also create more demand on city services like police, fire, social services, libraries, trash pickup, etc.
- We urge the city council to consider fewer floors for this development, and to generally be mindful of transition areas necessary to maintain viable single family residential neighborhoods when considering zoning changes.
- The city needs to find a solution that encourages housing development that meets the needs of the workforce community, while respecting the neighborhoods where such developments are considered.

Please consider the concerns from the Lochwood and area residents who know the area best, and oppose this rezone. Thank you.

This issue isn't about whether or not affordable housing is necessary - because of course it is.

The issue is how affordable housing **should be implemented, especially with single family zoned developments next to residential neighborhoods.**



**PLEASE SAY NO
TO 4 STORIES**



**— FIGHT THE —
HEIGHT!
SAY NO TO 4 STORIES**



**Lochwood
NEIGHBORHOOD ASSOCIATION**

**Old Lake Highlands
NEIGHBORHOOD ASSOCIATION**

**Eastwood
NEIGHBORHOOD ASSOCIATION**

**THOSE FORMING THE
Reinhardt
NEIGHBORHOOD GROUP**