



# Prestonwood Meadows Homeowners Association

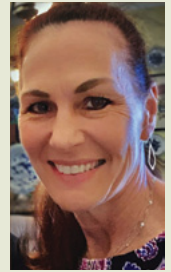
Spring 2024

## Upcoming 2024 PMHA Events

- ▶ Saturday, **April 6**  
Spring Celebration,  
Noon-3:00, Campbell Green,  
Free for PMHA members
- ▶ Monday, **May 27**  
Memorial Day yard flags
- ▶ Tuesday, **June 4**  
Dallas Symphony Orchestra  
concert, Time TBD, Fretz Park
- ▶ Thursday, **July 4**  
PMHA parade and party,  
Time and location TBD
- ▶ Monday, **September 2**  
Labor Day yard flags
- ▶ Tuesday, **October 1**  
National Night Out,  
Time TBD, Brentfield cafeteria
- ▶ Friday, **November 1**  
Fall Social, Time and location  
TBD

## Updates from the PMHA President

The 14 wonderful streets of Prestonwood Meadows are welcoming new, young families who want to be near Brentfield and Parkhill schools. Many have already joined the PMHA and are getting to know their neighbors at events such as our monthly dinners. The next dinner will be held Friday, April 5 at 7:00 p.m. at Haystack Burgers in Hillcrest Village. I hope to see you there!



Julie Farrell

Our Spring Celebration on April 6 is another great way to meet neighbors old and new. It will feature a kids' bounce house, face painting and bingo, plus a Kona ice truck, grilled hot dogs and a live raffle.

Check out our website to meet our newest board members, Deborah Turton and Diana Brown. Deborah volunteered to award Yards of the Month, and Diana chairs the Membership committee. We also welcome new Block Captains Mike Solano on Middle Cove and Diana Rege on Echo Bluff.

As a PMHA member, you know that your membership dues are working to improve our neighborhood and keep you informed about potential changes that could affect our futures. Please encourage your neighbors to join too.

Our PMHA membership drive promotion recently ended, with 48 homes joining or renewing, and receiving a free, painted curb address number.

PMHA wishes you the all the best in 2024. I hope to see you around!

## Alley Trash Collection to End?

Over the years the City of Dallas has considered doing away with alley trash collection and requiring all homeowners to place their trash bins in front of their homes.

Previous proposals were defeated due in part to citizens making their voices heard, and alley trash collection continues to the present.

However, on February 20, 2024, the Dallas Sanitation Services department

renewed talks of ending trash collection in narrow alleyways.

Officials said the extra expense of serving narrow alleys is an unfair burden to other customers, even if the narrow-alley customers agreed to pay an extra fee.

An NBC5 news article reported that our City Council Member Jaynie Schultz said, "It's a very challenging situation because we're dealing with not just cost, but also ... safety issues

that are involved for our sanitation workers."

A Sanitation Services document explains the "ideal alley conditions" to allow alley service. It calls for a 10-foot wide paved alley plus an additional two-foot utility easement on either side. The document indicates that the department may determine that trash collection must

*(continued on page 4)*

# Number of urban coyotes on the rise

On November 9, 2023, homeowner Darren Etheridge notified his neighbors that his beloved cat Tucker was missing. Sadly, Tucker was found a few days later; the victim of a coyote.



Wildlife sightings are frequent in Prestonwood Meadows, but last year, the number became visibly higher, especially on Middle Cove Drive.

Many residents believe the construction of the DART Cotton Belt has displaced the animals onto our streets, but according to dfwurbanwildlife.com, thousands of coyotes travel through White Rock Creek every year.

This tributary runs through our neighborhood. Cameras placed in the creek bed verify dozens of coyotes traveling daily through the channel. Our area provides predators with cottontail rabbits,

large birds and a large quantity of house and feral cats.

House cats run a lower risk of being killed because they live mostly indoors, but when cats slip out of their homes, the chances of survival are slim.

► If you see a coyote on the street, the City of Dallas wildlife authorities

recommend shouting or blowing a whistle to scare them away. Coyotes are skittish by nature and respond to these actions by retreating.

► However, if a coyote appears to be sick, injured, or is behaving aggressively by approaching humans or pets, call 311 immediately.

► All other coyote sightings should be reported to the Coyote Hotline at 469-676-9813. This line is used to help track the movement of coyotes in Dallas.

# Timely Reminders

## BULK TRASH

PMHA's collection week begins the **first Monday of each month.**



Up to 10 cubic yards of brush and bulky items may be set out beginning Thursday prior to our collection week.

Please be sure to place smaller items that do not qualify as brush or bulk trash in your regular waste or recycling bins.

Reminder signs have been ordered and will be placed in the neighborhood on a monthly basis.

## WATERING RESTRICTIONS

Effective April through October 2024, watering is prohibited between 10:00 a.m. and 6:00 p.m.

- For even numbered addresses, watering is allowed on Sundays and Thursdays.
- For odd numbered addresses, watering is allowed on Wednesdays and Saturdays.

## CITY SERVICES

Please contact 311 by phone or by downloading the Dallas 311 app for issues such as dangerous animal(s), illegal dumping, abandoned vehicle(s), leaking fire hydrant, sanitation services, large debris blocking a roadway, traffic signal outage or code compliance issues.

Please also note that SEC. 28-84 of the Dallas City Code stipulates that a car parked more than 24 hours on a city street is in violation of the Code.

## Crimewatch Corner

Crimes reported in PMHA are sporadic at best. Since the last crime reported on August 4, 2023, the latest include:

| Date     | Time     | Street       | Crime     | Description                        |
|----------|----------|--------------|-----------|------------------------------------|
| 03/05/24 | 6:42 pm  | Windy Ridge  | Larceny   | Theft of property <\$100           |
| 02/23/24 | 5:00 pm  | Clearhaven   | Larceny   | Theft of property ≥\$100, <\$750   |
| 01/26/24 | 9:00 pm  | Meadowcreek  | Vandalism | Criminal mischief ≥\$100, < \$750  |
| 12/18/23 | 10:00 am | Meadowcreek  | Misc.     | Assault, non-family violence       |
| 12/15/23 | 8:45 am  | Robin Willow | BMV       | Theft from a motor vehicle         |
| 11/13/23 | 7:20 am  | Kingshollow  | Burglary  | No forced entry                    |
| 10/23/23 | 8:00 am  | Echo Bluff   | Larceny   | Theft of property ≥\$2,500, <\$30K |
| 09/15/23 | 2:30 am  | Kingshollow  | Misc.     | Injured person                     |
| 09/07/23 | 2:00 pm  | La Manga     | Misc.     | Natural death                      |
| 09/04/23 | 4:09 pm  | Echo Bluff   | Misc.     | Natural death                      |

# Road Construction Update



## Hillcrest Road

Hillcrest is closed at the railroad tracks through January 2025. Detour traffic cones seem to be everywhere,

with many lanes eliminated to funnel traffic to other streets and some unfortunate multi-lane changes across intersections.

District 12 Council Member Cara Mendelsohn has shared concerns about some traffic control issues, especially on Hillcrest with city staff, who have offered suggestions to DART and Archer Western Herzog, the Silver Line design-build contractor, for their consideration, but these are at their discretion. DART bears the legal liability for the safety of the traffic control during construction.



## Coit Road

Construction continues with two lanes closed, one in each direction. With the closure of Hillcrest, traffic is even heavier than normal with fewer lanes than normal.

Expect bumper-to-bumper traffic from Campbell to PGWB at all hours through 2025.



## Frankford Road

The construction project on Frankford, from Coit to Preston, was completed in record time last

summer, but the intersections and traffic signals have not been completed yet. Repairs to the panels on Frankford between Preston and the Tollway are underway.

Frankford was left out of the bond and we have worked hard to bring attention to the urgent need for

these panels to be replaced. Fifty-five thousand vehicles travel on Frankford each day and it is our only east-west street that runs through the district.

While it was not added to the bond, it was put into the infrastructure management plan and work has begun. There are many crews working on it to complete the job quickly. It is going fast! Construction could take up to 12 weeks.



## La Manga and Dye Drive

Both of these streets were failing, with asphalt literally crumbling from the

road. Neither were scheduled to be replaced nor repaired. But there were two other streets that were scheduled for road work that were in good condition, and the projects were swapped out.

La Manga is a key street for Brentfield and Parkhill school pick up and adjacent to Parkhill Dog Park. Dye Drive is impacted by the Hillcrest closure, making it an ideal time to repair.

District 12 (almost all of PMHA is in District 11) has the second-best roads in the City of Dallas. It also has very few roads compared to many other districts, because it has only 14 square miles (of 385 square miles in the city), are newer built than most of the city, and is the second most in population density.

D12 has just a few high-capacity, high-use thoroughfares that all of us depend on to get to work, school, shopping, etc.

*(This article is based on District 12, February 26, 2024, Enews, and is used with permission.)*

Your membership dollars at work:

## Alley Safety Projects

PMHA is currently working to install alley mirrors where they are most needed. On sharp turns in the alley, there is no way to see an oncoming car without the aid of a 26" round, convex mirror.

Permission from homeowners to install on their fence will be needed and where there is no fence, the mirror will be attached to a post.

We will purchase the necessary mirrors and have them installed as soon as homeowner permission is granted and the supplies have been purchased.

Ten mirrors will be installed at these locations:

- ▶ East end of La Manga and Flintcove
- ▶ North end of Windy Meadow and Flintcove
- ▶ West end of Middle Cove and Mill Falls
- ▶ West end of Mill Falls and Meadowcreek
- ▶ North and south ends of Arbor Downs, north of Brentfield
- ▶ North and south ends of Arbor Downs, south of Brentfield
- ▶ Southeast end of Windy Meadow and Kingshollow
- ▶ Northeast end of Windy Meadow and La Manga



## Babysitters

A list of neighborhood babysitters is now available

on the [prestwoodmeadows.org](http://prestwoodmeadows.org) website under the Young Member's section.

## Hillcrest Village Update

LA Fitness is converting the old Albertson's building at the northwest corner of Arapaho and Hillcrest into a high-end fitness center called **Club Studio**.

Per the Texas Department of Licensing and Regulation, the completion date is scheduled for August 2, 2024.

Although the Club Studio site is owned separately by LA Fitness, information about other Hillcrest Village businesses may be found at [shopcompanies.com/properties/hillcrest-village](http://shopcompanies.com/properties/hillcrest-village).

## Alley trash collection

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occur from the front curb even if an alley meets these conditions.

District 11 Council Member Jaynie Schultz and the Sanitation Director were contacted by email to ask if PMHA-area alleys meet the requirements to continue alley collection and to obtain their thoughts on the alley or curb pickup.

As of March 2, there has been no response.

For more information about this issue, visit:

- [nbcdfw.com/news/local/new-talk-of-ending-dallas-trash-collection-in-narrow-alleys/3467463](http://nbcdfw.com/news/local/new-talk-of-ending-dallas-trash-collection-in-narrow-alleys/3467463)
- and
- [documentcloud.org/documents/24435803-2-20-24sanitation](http://documentcloud.org/documents/24435803-2-20-24sanitation)

To voice your concerns about alley trash pick up, call or email Jaynie Schultz at [jaynie.schultz@dallas.gov](mailto:jaynie.schultz@dallas.gov) or 214-670-7817, or contact her Council Assistant at 214-671-8920.

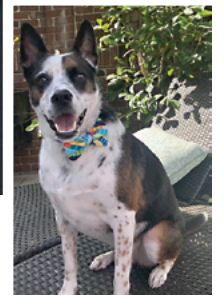
## PMHA MEMBER SPOTLIGHT

Meet the Robbins family! Hayley, Mitchell, and their pup, Beau, recently moved to the neighborhood and are so excited to settle down in Prestonwood Meadows.

Hayley and Mitchell married in July 2022. They were introduced to one another in 2018 by mutual friends who also live in the Prestonwood Meadows area.

Hayley is the clinic director and lead physical therapist at FYZICAL Therapy & Balance Centers, specializing in vestibular rehabilitation and female pelvic health rehabilitation.\*

Mitchell is an attorney specializing in insurance defense. When they are not at work, you can find them playing with Beau (who can also be seen barking from the front window!), hanging out with



family and friends, or traveling to destinations both local and international.

\* Vestibular rehabilitation: vertigo, dizziness, falls, etc. Pelvic health rehabilitation: pregnancy, post-partum, incontinence, and prolapse.

## REAL ESTATE REPORT

|                              | Mar. 21, 2023<br>to<br>Sep. 17, 2023 | Sept. 18, 2023<br>to<br>Dec. 18, 2023 | Dec. 19, 2023<br>to<br>Mar. 20, 2024 |
|------------------------------|--------------------------------------|---------------------------------------|--------------------------------------|
| Sales (settled)              | 0                                    | 7                                     | 1                                    |
| Active listings              | 0                                    | 0                                     | 1                                    |
| Median sale price            | NA                                   | \$695,000                             | \$924,000                            |
| Median sales DOM             | NA                                   | 4                                     | 4                                    |
| Median list price            | NA                                   | NA                                    | \$924,900                            |
| Median listings DOM          | NA                                   | NA                                    | 15                                   |
| Median sale price/list price | NA                                   | 102.96%                               | 99.48%                               |

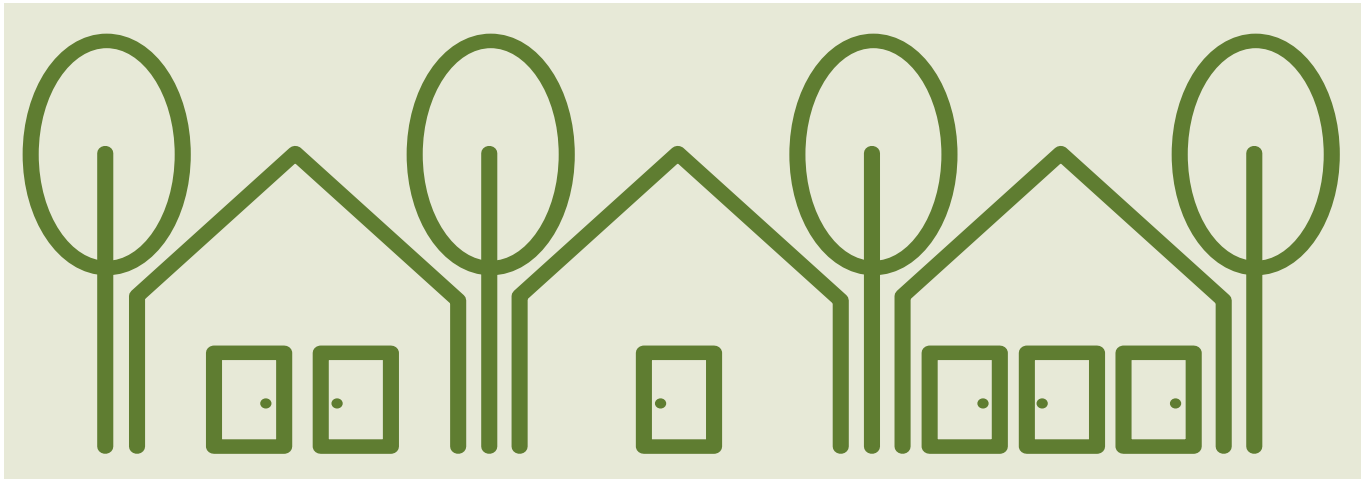
### PMHA Board Members

President: Julie Farrell  
 Secretary: open  
 Treasurer: Deborah Turton  
 Membership: Diana Brown, Taylor Hanna, Alice Perry  
 Event Planning: open  
 Government Relations: Barry Rosen  
 Website Manager: Matthew Bonhamgregory  
 Website Contributors: open

Welcome Wagon: Tiffany Wright  
 Beautification: Deborah Turton  
 Crime Watch: open  
 Communications: open  
 Newsletter: open

Special thanks to newsletter contributors:  
 Julie Farrell, Barry Rosen, Mike Newcum, Barbra Judge, Diana Brown, Marilyn Wooley & Brian Crain.





# Single-Family Zoning Change Proposal Raises Concerns

The Dallas City Council is discussing a change to the residential developmental code in Dallas. This plan would allow existing single-family homes to be converted into multi-family dwellings.

This initiative is one solution that addresses the housing shortage in Dallas. District 11 Council Member Jaynie Schultz sponsored a review to explore the proposed change. Ms. Schultz plans to evaluate the results of the study before she commits to voting for or against any final proposal.

District 12 Council Member Cara Mendelson strongly objects to changing existing single-family zoning and allowing duplexes, tri-plexes, four-plexes, or accessory dwelling units by right. “We currently have a process, through the board of adjustment that allows for these types of buildings in single-family zoned areas if it does not harm the nearby neighbors.

“To allow it (zoning changes) by right would essentially eliminate single-family zoning and bring a series of issues that have not been explored or evaluated including lot coverage issues, drainage issues, on-street parking problems, water delivery issues, sanitation challenges,

boarding/group home challenges and more.”

There have been a number of policies considered and discussed by

rules about how land can be used in the future.

Many people have asked where this idea originated. The short answer is there is an urbanist movement that has taken hold in many planning departments and universities. The City of Dallas, as the ninth largest city in America, has attracted many employees with this mindset. Additionally, a group of City Council Members support the urbanist movement.

Dallas is a large, diverse city and there is plenty of land to provide all kinds of housing. Single-family neighborhoods, which provide stability to our city, should be one of the housing choices.

District 12 Council Member Cara Mendelsohn has heard from residents throughout the city who want to keep single-family zoning as-is.

Dallas City Staff have proposed the ForwardDallas plan which does not include single-family-only zoning as PMHA now has.

The ForwardDallas 2.0 revised draft #3, dated February 2024,

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## Could the ForwardDallas Plan end single-family zoned neighborhoods like ours?

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the Dallas City Council recently that may impact single-family zoning.

A recent article about the zoning issue starts by saying that single-family zoning is not under attack.

From short-term rentals invading neighborhoods to the idea of allowing three-plexes and four-plexes to be built by right in existing single-family neighborhoods, allowing accessory dwelling units by right, and removing parking requirements, there is no other way to say it, but yes, single-family zoning and the ability to continue living in a single-family neighborhood is under attack.

There is a movement to change zoning rules to reduce or remove single-family neighborhoods. Sometimes it is called “gentle density,” or “context-sensitive design,” but it would change the

*(continued on page 6)*

# Proposed Zoning Changes Raise Concerns

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indicates on page 1-4 that it informs decisions about zoning and development.

## Q: What does this mean for your single-family home?

A: The current single-family home lot next door or across the street could be turned into duplexes, triplexes, townhomes, or multifamily with fewer than 10 attached dwelling units. It is unclear if additional parking would be required.

Comments on social media and in print media state that the ForwardDallas plan draft does not do away with single-family-only zoning. These comments are inaccurate.

Under the ForwardDallas plan working draft #2 from December 2023, single-family-only zoning would be replaced by the “community residential place type” which informs future zoning.

The proposed community residential place type allows for:

- Single residential units with accessory uses like accessory dwelling units (think a small apartment in your backyard or attached to your home); and,
- Townhomes, duplexes, triplexes; and,
- Multifamily with fewer than 10 attached dwelling units.

Our District 11 Council Member Jaynie Schultz was contacted by email and phone and asked if she would support a single-family-only place type/zoning instead of a community residential place type.

After communicating to clarify her position, Council Member Schultz declined to support single-family-only zoning. Ms. Schultz has indicated that PMHA is the only neighborhood with only homes, and that we cannot have

a place type like that when there are multiple other uses in the neighborhood.

In response to the question as to why not have a single-family-only place type everywhere that is currently single-family-only zoned, Ms. Schultz indicated that a single-family place type for a single neighborhood is not currently an option.

The Council Member has so far declined to adjust her position to allow for a community residential place type that is not single-family only.

For more information about proposed zoning changes, visit:

- ▶ [dallascityhall.com/departments/pnv/Forward-Dallas/Pages/resources.aspx](https://dallascityhall.com/departments/pnv/Forward-Dallas/Pages/resources.aspx).
- ▶ [dallasnews.com/opinion/commentary/2024/01/27/dallas-cothrum-dallas-needs-more-housing-single-family/](https://dallasnews.com/opinion/commentary/2024/01/27/dallas-cothrum-dallas-needs-more-housing-single-family/)
- ▶ [dallasexpress.com/city/dallas-officials-still-undecided-on-lot-sizes/](https://dallasexpress.com/city/dallas-officials-still-undecided-on-lot-sizes/)

To voice your concerns about potential single-family zoning changes, call or email Jaynie Schultz at [jaynie.schultz@dallas.gov](mailto:jaynie.schultz@dallas.gov) or 214-670-7817, or contact her Council Assistant at 214-671-8920.

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## WHAT'S THAT?

Curious about that concrete base the city installed several months ago at the alley entrance on Meadowcreek, just north of Kingshollow? A City of Dallas Engineering Assistant said it's not going to be a street light, but a Radar Feedback Sign. What's a radar feedback sign, and why? An answer perhaps, in the next newsletter...

## DID YOU KNOW?

### Sidewalk Replacement

Did you know that homeowners are responsible for maintaining their own sidewalks?

The City of Dallas partners with residents to share the cost 50/50 for existing residential sidewalk removal and replacement. Sidewalk removal and replacements requests are logged in by the date received.

From the initial inquiry, it takes two to three months to assess the property and provide a quote by mail.

From the time of payment, it takes approximately three to nine months depending on demand to project completion.

To replace your existing sidewalk, call 214-948-4127 or 214-948-4287 and ask about the sidewalk cost share program.

For temporary repairs to reduce trip and fall hazards, please call 214-670-3111 and request a temporary sidewalk repair.

## Let's keep it going!

Help us grow the PMHA so we can build a stronger community and continue improving our neighborhood.

If your neighbors aren't yet members, please encourage them to join now! Membership is just \$80 a year.

Either scan the QR code at right, or visit our website at [prestonwoodmeadows.org](https://prestonwoodmeadows.org) or our Prestonwood Meadows Facebook page.

