



**Town of Highland Park
News Release
FOR IMMEDIATE RELEASE**

*Sgt. Lance Koppa: Public Information Officer
214-559-9487, Lkoppa@hpdps.org*

Highland Park seeks injunction against Dallas to stop development of seven-story apartment complex overlooking Katy Trail.

Dallas City Council vote violates own Comprehensive Zoning Plan

Highland Park, TX (November 12, 2014)... The Town of Highland Park filed a petition today in a Dallas County court asking for a Temporary and Permanent Injunction to prevent the Dallas City Council from arbitrarily changing zoning restrictions that violate the *forward Dallas! Comprehensive Plan* and harm the beauty and quality of life of a beloved neighborhood. Highland Park also fears that allowing the proposed apartment complex could set a precedent for high-rise development all along the Katy Trail.

Dallas's Comprehensive Plan was created from citizen and business input in 2006 to provide a framework for economic development balanced with neighborhood preservation. Under §211.004 of the Texas Local Government Code, the Plan must be amended by the Dallas City Council before any deviance from the Plan's zoning restrictions can be considered.

At issue is the change in zoning restrictions for the redevelopment of a multi-family residential property at 4719 Cole Avenue. The 2.361 acre site is located immediately east of Katy Trail. In August, the Dallas City Council, without amending its Comprehensive Plan, approved Ordinance No. 29420 that changed the limits on the property from a height of 36 feet to 82 feet and from 78 units to 258 units.

The proposed multi-family residential property, which lies directly along the Katy Trail and within 200 feet of Highland Park, Abbott Park and several Highland Park residential properties, “is not conducive or compatible to the surrounding uses,” according to the petition. No buildings in the area exceed thirty-six feet in height.

Highland Park Mayor Joel Williams said, “This is a very special, one-of-a-kind neighborhood. Thousands of people enjoy the Katy Trail and Abbott Park every year, and it’s our obligation to protect this community treasure. A seven-story, multi-family high rise building does not fit this neighborhood and violates Dallas’ own master plan.”

The petition states, “*Ad hoc* departures from the Comprehensive Plan, such as Ordinance 29420, jeopardize the future and character of the entire Katy Trail corridor, precisely the kind of risk that the Comprehensive Plan and §211.004 are designed to mitigate.”

Dallas City staff rejected these proposed changes in zoning restrictions in May saying the “proposed increase in height and density is not compatible with the surrounding neighborhood because the scale of the proposed development is not consistent with the surrounding development.” Despite that warning, the Dallas City Council ignored the City staff’s recommendation and approved the 133% increase in the size and density of the proposed redevelopment project.

The Town of Highland Park is seeking relief and recovery of all legal costs.

-###-