



CITY OF DALLAS

CITY PLAN COMMISSION
URBAN DESIGN COMMITTEE
Thursday, April 7, 2016
Meeting Minutes

Meeting	Dallas City Hall, 5BN	8:00 a.m.
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Members Present:

Jaynie Schultz (Chair), Tipton Housewright (Vice Chair), Evan Beattie, Noel Aveton, Mike Johnson, Chequan Lewis

Others Present:

Luis Tamayo (Planning and Urban Design, Strategic Planning), Peer Chacko (Planning and Urban Design), Asma Shaikh (Planning and Urban Design, Strategic Planning), Amy Albright (Planning and Urban Design, Strategic Planning), Mark Bowers (Kimley Horn), Janet Tharp (Kimley Horn)

The meeting was called to order by Jaynie Schultz (Chair) at 8:00am. Luis Tamayo discussed the creation of an Urban Design Committee webpage to aid communications for committee members as well as the public.

Luis Tamayo briefed the Committee on efforts on the Preston Center Area Plan thus far. Highlights include:

- The Plan is based around three main pillars of transportation operational improvements, land use intensity and mix, and context-sensitive design.
- The Preston Center Planning effort is funded through a Sustainable Development Grant from the North Central Texas Council of Governments (NCTCOG) and the match was raised through a fundraising effort from local businesses and residents.
- Public input has included surveys, interviews, and an open house, in addition to regular task force meetings. Several noteworthy items were identified through data collection and community engagement process, including:
 - A consensus that action should be taken to mitigate parking issues in the core of the Preston Center shopping area. However, there is a lack of consensus regarding what actions should be taken.
 - Much of the current traffic along Northwest Highway is regional in nature. Drivers surveyed identified several cut-through routes to avoid congested roads.

- The Preston Center shopping area has cars cruising or simply waiting for on-street parking. There appears to be a perceived shortage of parking: the consultants have found that the central parking garage is only filled to 80% capacity during peak times. Some on the Committee felt visitors may not know that these spaces are available.
- Zones 1 and 4 have the most potential to change and or redevelop. This would be the basis for the scenario development prepared by the consultants.
- The Area Plan process has produced four scenarios currently being evaluated:
 - Alternative scenario 1A (Moderate development, mixed use). This scenario maintains the existing parking structure but adds some structural and landscape improvements. The required zoning changes and scenario add between:
 - 900-1,600 new residential units
 - 150,000-250,000 sq. ft. new retail
 - 800,000-1.2 million sq. ft. new office space
 - Alternative scenario 1B (Robust development, mixed use). This scenario includes redeveloping the parking garage site to add open space and parking. The scenario adds between:
 - 2,400-3,000 residential units added
 - 275,000-375,000 sq. ft. new retail
 - 1.6mil-1.9mil sq. ft. new office
 - Alternate Scenario 2A (Zone 2 open space and townhomes). This scenario alternative was rejected by the Advisory Task force. The expressed desire was to retain single-family large lot (1-acre) development as per current zoning. The alternative scenario would have added between:
 - 150-200 townhome units along Northwest Highway
 - Alternate Scenario 4A called for mixed use and moderate growth in Zone 4. This scenario adds between:
 - 2,000 - 2,500 residential units
 - 40,000 - 60,000 sq. ft. new retail
 - 20,000 - 40,000 sq. ft. new office
- Other committee member comments included:
 - A recognition that the involvement of NCTCOG in the Area Plan is important due to regional issues (mobility, etc.).
 - Walkability connections are a major point of interest; considerations in public infrastructure realm include street trees, etc.
 - Incentives could be used to create larger development sites. Some felt development sites are too fragmented to allow for some of the desired development.
 - Some members felt the possibility to narrow lane widths and incorporate bike infrastructure (which is currently lacking) should be available.
 - Some members noted that Zone 1 is within the Highland Park ISD. Additional residential units in this area would likely be attractive to families so their children could attend these schools.

- June 22, 2016 is the target date to bring the Area Plan to Council.

It was agreed that CPC Thursdays work well for future meetings and the UDC start time will change to 8:05 to allow time to enter the building when it opens. Minutes from the previous meeting were approved unanimously after a motion by member Beattie and second by member Johnson.

The Committee set April 21, 2016 as the next meeting date, followed by May 5, 2016 and May 19, 2016. Buckner Terrace and updates on the Bottom and Casa View will be on the agenda for these meetings. Photos for the UDC webpage will be taken at the April 21st meeting. The meeting was closed to order at 9:30 am.