



CITY OF DALLAS

CITY PLAN COMMISSION
URBAN DESIGN COMMITTEE
Thursday, December 1, 2016
Meeting Minutes

Meeting	Dallas City Hall, 5BN	8:30 a.m.
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Members Present:

Jaynie Schultz (Chair), Tipton Housewright (Vice Chair), Noel Aveton, Mike Johnson, Allison Baker, Evan Beattie, Margot Murphy (City Plan Commissioner), Tony Shidid (City Plan Commissioner)

Others Present:

Peter Kline (Advisory Task Force), Leland Burk (Advisory Task Force), Bill Archer (Advisory Task Force), Steve Dawson (Advisory Task Force), Mark Bowers (Kimley-Horn), Peer Chacko (Planning and Urban Design), Luis Tamayo (Planning and Urban Design), Asma Shaikh (Planning and Urban Design), Amy Albright (Planning and Urban Design)

The meeting was called to order by Jaynie Schultz (Chair) at 8:30 a.m.

Peter Kline of the Advisory Task Force (ATF) discussed proposed changes to the Task Force report based on recommendations made by Committee at the previous meeting:

- A suggestion was made to clarify language, particularly with regard to “the heart of Preston Center” – does this refer to Zone 1?
- Committee suggested that it should be made more clear that public realm improvements will be focused in the public right-of-way, and will not infringe on owners’ property rights.
- Appendices will be numbered according to the format 1-1, 1-2, etc.

Committee discussed the Plan, with additional comments being made by ATF members:

- The Plan represents an exciting first step for Preston Center, as the neighborhood historically has had difficulty developing consensus between different interests (homeowners, businesses, etc.).
- The Plan focuses mainly on parking and traffic, as the community views these issues as vital concerns that must be addressed before further visioning can occur. Committee members expressed that they could essentially support the Plan as a

first step in planning efforts for Preston Center, but not necessarily as a comprehensive, bold vision for the area.

- The Plan is essentially complete for Zones 2-7 (although some further discussion may continue regarding Zone 4). However, Zone 1 could benefit from more specific recommendations in the form of a “Phase 2” plan (separate from this plan).
 - Zone 1 representatives were enthusiastic about meeting with UDAC members in order to get expertise on urban design, public realm considerations, etc. with regard to a potential Phase 2 plan.
 - Further planning of Zone 1 will help to fully leverage the neighborhood’s location and existing assets, making the area a unique regional destination within the Metroplex.
 - Although property ownership in Zone 1 is fragmented, it will be useful to view future planning efforts as a holistic revitalization of a historic downtown. Members commented that the opportunity to plan Preston Center is a “once in every other generation opportunity” that calls for carefully crafted, bold vision (in addition to neighborhood input), in order to achieve the highest and best use of the land in the long term.
 - Kimley-Horn’s initial work included more visioning components, which will likely be useful in future Zone 1 planning efforts. Additional consideration should be given to recommendations/steps on how to reach the vision.
- This “phase 1” Plan’s preliminary recommendations for Zone 1 have improved throughout the process; surrounding neighborhoods have bought into the idea of more intensive Zone 1 development (residential and retail rather than office), as long as Residential Proximity Slopes are protected. Committee requested that this vision (for a vibrant, mixed-use residential/retail community) be clarified and stated explicitly.
- For the initial “phase 1” Plan, the vision statement could be changed to better reflect the document’s content (parking/traffic focus and overarching vision for the preservation of existing neighborhoods).
- In Zone 4, residents favor increasing open space by decreasing building footprint (i.e. increasing density). The density range preferred by the community is 24-32 units per acre.
- Committee encouraged Staff to clarify the City’s role (if any) in maintenance/improvement of the parking garage, revenue streams, etc.

Specific Committee recommendations to the ATF included:

- In order to be effectively positioned for a Phase 2, state that a Phase 2 will be pursued even if funding for the parking garage is not procured.
- Provide a “filter” or “lens” through which Commissioners can evaluate zoning cases, especially for Zones 1 and 4 (a zoning “cheat sheet”).

Minutes from the previous meeting were approved unanimously after a motion by member Aveton and second by member Beattie. With regard to future meetings, Committee will convene on December 15 to make a motion on the Preston Center plan. The meeting was closed to order at 10:00 a.m.