



CITY OF DALLAS

CITY PLAN COMMISSION  
URBAN DESIGN COMMITTEE  
Thursday, December 15, 2016  
Meeting Minutes

---

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

---

**Members Present:**

Jaynie Schultz (Chair), Tipton Housewright (Vice Chair), Noel Aveton, Mike Johnson, Allison Baker, Margot Murphy (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), Erich Dohrer (RTKL), Tom Brink (RTKL), Peer Chacko (Planning and Urban Design), Luis Tamayo (Planning and Urban Design), Asma Shaikh (Planning and Urban Design)

---

The meeting was called to order by Jaynie Schultz (Chair) at 8:30 a.m. Chair Schultz opened the meeting with a brief introduction of the Northwest Highway and Preston Road Area Plan.

Luis Tamayo presented the Committee with the policy and zoning summary matrix, developed by Staff, of the Northwest Highway and Preston Road Area Plan recommendations. Committee requested that this matrix be formally listed in the plan's table of contents and included as an appendix. Mr. Tamayo also clarified that implementation of the plan's recommendation for wider sidewalks in existing right-of-way on the perimeter of Zone 1 may conflict with other plan goals. Reconfiguring the limited right-of-way in these areas might require reducing the number of travel lanes, which was not desired. This clarification does not need to be formally reflected in the Plan, but should be kept in mind for future planning and development.

Advisory Task Force (ATF) members stated that zoning could continue to be examined in Phase 2, and additional development rights could be given to developers in exchange for wider sidewalks. In addition, some ATF members felt the pedestrian realm could move toward the park/parking garage, creating additional right-of-way for sidewalks.

Some UDAC members expressed that they were not in favor of updating or expanding the parking garage; however, the Committee respects the work that has been done by the community and is willing to move forward with the Plan (with several recommendations/comments). Committee unanimously recommended approval of the Plan to City Plan Commission. Member Johnson made a motion and Member Aveton seconded, with the following comments:

- Committee urges the development of a Phase 2 plan – a more detailed urban plan for Zone 1 which would address density, land use, zoning, parking, traffic, and greenspace. The group or agency that develops this next phase could leverage the work/studies already done in Phase 1 and by other entities.
- Committee recommends that Zone 4 have a connected urban form inside the right-of-way to help unify this visually eclectic area.
- Summary of Policies and Strategic Actions should be included in the Plan's Table of Contents and as an appendix.

Members of UDAC commented that inclusion of a summary of policies and strategic actions in all future plans could be beneficial and should be encouraged.

The Committee expressed a desire for future meetings to include a presentation on Dallas Resiliency, the draft Neighborhood Planning Guide, updates on the Buckner Terrace area plan, and the plan map viewer being developed by Staff.

The Committee still has a vacancy for a cultural/arts representative.

The meeting was adjourned at 9:10 a.m.