



CITY OF DALLAS

CITY PLAN COMMISSION
URBAN DESIGN COMMITTEE
Thursday, April 21, 2016
Meeting Minutes

Meeting	Dallas City Hall, 5BN	8:35 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), Asma Shaikh (Planning and Urban Design, Strategic Planning), Amy Albright (Planning and Urban Design, Strategic Planning), Clint Hail (E3 Partners)

The meeting was called to order by Jaynie Schultz (Chair) at 8:35am. City staff Luis Tamayo and Arturo del Castillo presented updates on several area plans.

Greater Casa View (Luis Tamayo)

- The Area Plan will be brought before CPC May 19 and should include recommendations made by UDC. Chair Schultz requested that all members receive a copy of the docket presented to CPC.

Preston Center (Luis Tamayo)

- Chair Schultz commented that it should be communicated to CPC that the Urban Design Committee was somewhat “distressed” at the lack of scope and vision for the area. The current plan is essentially centered around parking issues.
- Member Beattie commented that Preston Center could be a key linchpin for regional competitiveness, as it has great potential to attract major employers. This underscores the importance of continuing to create great urban places.

Wynnewood Phases II and III (Arturo del Castillo)

- Bank of America owns 48 acres and plans to replace 404 affordable units with a minimum of 404 new affordable units (denser and higher-quality development). Remainder of developed units will be sold at market rate.
- Chair Schultz expressed concern over what could become a potential concentration of affordable housing (rather than dispersal/integration).

- Staff explained that mid-density options like townhouses and courtyard housing were included in the initial planning but have not yet been fully explored.
- The owners of Wynnewood Village Shopping Center should be engaged – are they concerned with short-term profit or with being a longer-term community asset?

The Bottom (Arturo del Castillo)

- This plan has been taken on by the Housing Department and seems to be lacking real forward momentum due to political issues. Emphasis is being placed on “quick wins,” which are positive for the community; however, CityDesign Studio’s more comprehensive design vision for the area is being somewhat “watered down”. The Studio’s recommendations were formulated with extensive community engagement and therefore represent the desires of the community.
- Large-lot single family homes are proposed (which would shift focus from front-porch street life to the backyard). This does not align with the community vision.

Dolphin Heights Area Plan update will be presented to the Committee May 5. A desire was also expressed to discuss progress on the Skillman plan.

Comments by Committee members included:

- Chair Schultz and others expressed a desire to be briefed on how various City efforts fit together as a unified whole (i.e. Dallas Resiliency, ForwardDallas!, Neighborhood Plus, etc.).
- Members discussed the need to evaluate City processes. For example, Member Johnson expressed concern that a single Councilperson could jettison an entire Area Plan, especially one designed with extensive community input. Member Beattie added that single-member Council Districts with no at-large Council Members is problematic for accountability. Chair Schultz shared that there seems to be a missing structure to provide activation and execution of plans outside of political cycles. In the short term, however, Council Members are more likely to stand by an Area Plan if “quick wins” are implemented successfully.
- Partners such as Better Block and various church groups can and should be involved in area planning.
- Vice Chair Housewright expressed a desire to see a template for neighborhood/ area plans; Asma Shaikh and Amy Albright will be working on this template.
- Vice Chair Housewright discussed the importance of engaging key economic stakeholders in the planning process. Chair Schultz suggested the City’s Economic Development Department as a potential key resource.

Regarding future meetings, the next meeting date will be May 5. The Committee will be briefed on updates for Dolphin Heights. Minutes from the previous meeting were approved unanimously after a motion by member Beattie and second by member Lewis. The meeting was closed to order at 9:25 am.

Following the meeting adjournment, member photos were taken for the UDC website. Members were also requested to submit a short bio for the website.