



CITY OF DALLAS

CITY PLAN COMMISSION  
URBAN DESIGN COMMITTEE  
Thursday, June 30, 2016  
Meeting Minutes

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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, Evan Beattie, Allison Baker

**Others Present:**

Monique Ward (Planning and Urban Design, Neighborhood Vitality), Karen Riley (Planning and Urban Design, Neighborhood Vitality), Peer Chacko (Planning and Urban Design), Luis Tamayo (Planning and Urban Design, Strategic Planning), Asma Shaikh (Planning and Urban Design, Strategic Planning), Amy Albright (Planning and Urban Design, Strategic Planning), Grant Patterson (Planning and Urban Design), Emmilea Perkins (Planning and Urban Design), Ryan Marshall (Planning and Urban Design), Alexander Anyanwu (Planning and Urban Design), Anna Volchkov (Intern with City Plan Commissioner Schultz), Sam Kleinman (Intern with City Plan Commissioner Schultz)

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The meeting was called to order by Jaynie Schultz (Chair) at 8:35am. Allison Baker, Landscape Architect was introduced as the newest Committee member.

Luis Tamayo gave a brief update on Preston Center:

- 167 people attended public meeting on June 2. The Advisory Task Force has reached consensus, but is seeking additional public input.
- The tentative timeline is as follows:
  - July 7 – Advisory Task Force meeting
  - August 18 – UDC and CPC will receive a briefing on the plan draft
  - September 13 – Public meeting
  - September 15 – UDC Recommendation
  - October (date TBD) – CPC Action
  - October 26 – City Council

Luis Tamayo introduced Karen Riley, Manager III and Monique Ward, Chief Planner in the Neighborhood Vitality division of Planning and Urban Design. Karen Riley presented an overview of the Neighborhood Plus program to the Committee.

- Neighborhood Plus has six strategic goals:
  - Collective impact framework
  - Alleviate poverty
  - Fight blight
  - Attract and retain the middle class
  - Expand homeownership
  - Enhance rental options
- Multiple departments are involved, including Planning and Urban Design, Housing, Fair Housing, and the City Attorney's Office.
- Eleven Councilmembers have identified Target Areas in which to focus resources for rapid response and long-term transformation priorities.
- Karen Riley highlighted the Red Bird Target Area and current efforts regarding branding and marketing, engaging banking partners, and improving a YMCA facility.

Committee member comments included:

- Member Baker asked whether any landlords have stepped up to play a larger role than simply signing a commitment card for interior inspections (as part of the Mayor's High Impact Landlord Program). Peer Chacko stated that while 5 of 10 landlords of low-rent properties have signed commitment cards, none have indicated a desire to be involved in a capacity beyond this.
- Chair Schultz asked how Target Area efforts fit in with other plans. Peer Chacko commented that the Target Areas tend to have more dire needs and that addressing short-term concerns will serve as a stepping stone to longer-term opportunities. Chair Schultz suggested that Target Area plans be combined with existing plans, or in areas without existing plans, that communities be informed that a long-term policy plan is expected to be an end result.
- Regarding the "Fight Blight" strategic goal, Chair Schultz asked for clarification about how a vacant piece of land seems to be considered worse than the worst land uses. Karen Riley commented that "blight" does mean different things to different people, but emphasized that community members want to be asked for their input in these cases (which Target Area engagement will do). Additionally, Peer Chacko described the recent formation of departmental development review teams, which aid in fighting blight by examining development cases and making recommendations in keeping with good urban design. This review is significant because while a specific case may be technically compliant, it may not be in the community's best interest.

Staff briefly demonstrated how to navigate to the Committee's redesigned website (<http://dallascityhall.com/departments/pnv/Pages/AboutUDC.aspx>). 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 set July 21, 2016 as the next date. Future meeting items will include Staff's Neighborhood Planning Guide along with Preston Center plan briefings. The meeting was closed to order at 9:30 am.