

District 10 Land Use Plan

Advisory Committee Meeting – December 10, 2003

Committee Members present:

Shawn Holyoak

Michael Miles

Donna Halstead

Susan Morgan

Terri Woods

Jack Stout

Tim O'Ferrall

Mark Williamson

Mary Doman

Bill Hendrix

Jeff Gunning

Lewis McMahan

Joe Geer

Kirk Williams

Meeting Notes

Survey

The second advisory committee meeting began with a discussion of several handouts, including a very basic survey that the City plans to distribute to as many stakeholders in District 10 as possible. Many suggestions were made as to ways to improve the reach and usefulness of this survey including:

1. Contacting the following organizations to reach their membership or distribution list:
 - a. Republican Women's Club
 - b. Democratic Women's Club
 - c. Lake Highlands Exchange Club
 - d. Lake Highlands Women's League
 - e. The Crop Shop
 - f. Parent Teacher Organizations
 - g. Lake Highlands Adopt-a-Corner Participants
 - h. Northeast Chamber of Commerce
 - i. Greater Dallas Apartment Association
 - j. Private Schools (help is needed identifying all these)
 - k. Boy Scout Troop 890
 - l. Churches in the area (help is needed identifying all these)
 - m. Lake Highlands Area Improvement Association
 - n. Crime Watch Participants
 - o. Lake Highlands Advocate

Committee members volunteered to contact many of these groups; City Staff will contact the rest. The survey is planned to be available early to mid January 2004. It will be available electronically, using Microsoft Word or on the Internet. Some hard copy versions will also be made available for those without access to a computer.

Visioning

The remainder of the meeting consisted of committee members discussing their five favorite things about District 10, and the five things they would most like to see changed. Overall, there was a strong consensus both on the favorite things and the items most needing to be changed.

Favorite things mentioned included:

1. Strong sense of Community
2. Stability (in home values and in the length of time living in the area)
3. Green and Open Space, Terrain
4. Access (easy to get to Downtown Dallas, Garland, DFW airport, Northpark, Plano, McKinney, etc.)
5. Good Access to Public Transit (DART)
6. Progressive, dedicated residents
7. A diverse population.
8. Good Schools (though declining)
9. Distinct boundaries, a small town in the larger city.

Items needing to be changed included:

1. Need higher end shopping
2. Apartment maintenance, safety, and code compliance need to improve dramatically
3. Open space and parkland needs to be better maintained and improved
4. A "Heart", "Downtown", "Signature Place" for the community needs to be created
5. Too many vacant strip centers; convert some into housing
6. Absentee landlords are a concern; charge high rents and do not improve their properties
7. Schools are declining, especially as schools are being overloaded with children from apartments
8. Traffic – too much, speed too fast
9. Attention to Urban Design; define gateways, streetscapes, and other improvements
10. Lack of housing for empty nesters, retirees, and seniors.
11. Number and density of apartments needs to be reduced.
12. Retail centers need upgrading, higher end retail
13. City needs to enforce maintenance requirements and occupancy limits in apartments
14. City needs to be a good neighbor, especially with northeast service center
15. Create a pedestrian friendly district; don't just focus on cars.
16. Link greenspace, parks, and open space
17. Take advantage of the DART stations
18. Reduce retail subdivision; larger stores, big box types are needed.
19. More police and code enforcement
20. Take advantage of and manage the economic and social diversity of the area.

These items, both good and those needing change, will be the guide for all the recommendations that the committee makes. The good will be used as constraints; the committee will not recommend things that negatively impact these good things. The items needing change will focus the committee, guiding recommendations in order to improve the area.

The committee will hold its third meeting on January 14, 2004, at 3 pm, at the Lake Highlands Recreation Center.