



City of Dallas

Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

January 30, 2024

Room 6ES / Videoconference

9:00 a.m.

ATTENDEES:

ZOAC Members Present: Tipton Housewright (Chair), Lorie Blair (Vice Chair), Nathaniel Barrett, Ryan Behring, Paul Carden, Enrique MacGregor, Mark Rieves, and Brent Rubin

ZOAC Members Absent: None

City Plan Commission Members Present: Melissa Kingston

City Council Members Present: None

City Staff: Michael Wade, Lori Levy, Sarah May, Megan Wimer, Andreea Udrea, Andrea Gilles, Arturo del Castillo, Lawrence Agu III, Jenniffer Allgaier, and Michael Pepe (Planning and Urban Design); Phil Erwin (Development Services); David Nevarez (Transportation Development Services); Suzanne Knuppel (City Attorney's Office)

The meeting was called to order at 9:06 a.m. by Tipton Housewright (Chair).

DISCUSSION:

1. **DCA190-002:** Consideration of amending Chapters 51 and 51A of the Dallas Development Code regarding minimum off-street parking and loading requirements, including but not limited to establishing a Transportation Demand Management Plan and off-street parking design standards. Michael Wade, Planning and Urban Design

Mr. Wade presented and the item was opened for discussion and questions from ZOAC members. Mr. Wade provided clarification as needed. 12 speakers spoke, Chair Housewright led the discussion, and the committee concluded with the following motion.

MOTION #1

Motion: It was moved to send the item to City Plan Commission per staff recommendations, as briefed.

Motion: Brent Rubin
2nd: Enrique MacGregor

Result: Passed: 6-2
For: Barrett, Behring, Carden, Housewright, MacGregor, Rubin
Against: Blair, Rieves
Absent: None

Amending Motion: It was moved to amend the motion to exclude the following retail and personal service uses found in Section 51A-4.210: alcoholic beverage establishment; commercial amusement (inside); commercial amusement (outside); mortuary, funeral home, or commercial wedding chapel; restaurant without drive-in or drive through service; restaurant with drive-in or drive through service; theater; and truck stop uses.

Maker: Mark Rieves
2nd: Lorie Blair

Result: Failed: 2 to 6
For: Blair, Rieves
Against: Barrett, Behring, Carden, Housewright, MacGregor, Rubin
Absent: None

Amending Motion: It was moved to amend the motion to exclude subparagraph (3)(D) in Section 51A-4.301(a), regarding parking and building orientation.

Maker: Nathaniel Barrett
2nd: Tipton Housewright

Result: Passed: 6 to 2
For: Barrett, Behring, Carden, Housewright, MacGregor, Rubin
Against: Blair, Rieves
Absent: None

Amending Motion: It was moved to amend the motion to apply Table No. 1- TDMP review thresholds per project type and locations to institutional and community service uses only.

Maker: Nathaniel Barrett
2nd: Ryan Behring

Result: Failed: 2 to 6
For: Barrett, Behring
Against: Blair, Carden, Housewright, MacGregor, Rieves, Rubin
Absent: None

Speakers: For: Swede Hanson, 9925 Lakedale Dr, Dallas, TX 75218
Matthew Havenlr, 1352 Fitts Pl, Dallas TX 75215
Adair Aranda, 1030 Cedar Hill Ave, Dallas, TX 75208
Hexel Colorado, 1509 Main St, Dallas, TX 75206
Matthew Jacobs, 1040 Cherokee Rd, Louisville, KY 4024
Bryan Tony, 1500 Pecos Street Unit 4, Dallas, TX 75204
Against: Ed Zahra, 1003 Valencia St, Dallas, TX 75223
Anga Sanders, 3432 Spruce Valley, Dallas, TX 75233
Shelley Potter, 4437 Cole Ave, Dallas, TX 75205
Laura Palmer, 911 N Madison Ave, Dallas, TX 75208
Pam Conley, PO Box 5212, Dallas, TX 75208
Michael Northrup, 901 Main Street, Suite 3900, Dallas, TX 75201

MOTION #2

Motion to approve the December 5, 2023 minutes.

Motion: Enrique MacGregor
2nd: Lorie Blair

Result: Passed: 8-0
For: Barrett, Behring, Blair, Carden, Housewright, MacGregor, Rieves,
Rubin
Against: None
Absent: None

The meeting was adjourned at 12:09 p.m.

NOTE: For more detailed information on discussion of an issue(s) heard during this meeting, refer to the video recording retained on the Planning & Urban Design website.