



City of Dallas

Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

January 31, 2023

Room 6ES /Videoconference

9:00 a.m.

ATTENDEES:

ZOAC Members Present: Joanna Hampton (Chair), Lorie Blair (Vice Chair), Amanda Popken, Enrique MacGregor, Larry Hall, Mark Rieves, Ryan Behring, and Ann Bagley

ZOAC Members Absent: None

City Plan Commission Members Present: Michael Jung

City Council Members Present: None

City Staff: Lori Levy, Steven Doss, Mike King, Sarah May, and Andrea Gilles (Planning and Urban Design); Daniel Moore, Suzanne Knuppel and Matthew Green (City Attorney's Office); and Susan Alvarez (Office of Environmental Quality)

The meeting was called to order at 9:02 a.m. by Joanna Hampton (Chair).

DISCUSSION

- (1) **DCA212-007** Consideration of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701(d), "Two year limitation" to revise the applicability of the two-year limitation, the standard for the waiver of two-year limitation, and related regulations.
Lori Levy

Ms. Levy presented and the item was opened for discussion and questions from ZOAC members. Ms. Levy and Ms. May provided clarification as needed. Chair Hampton led the discussion and the committee concluded with the following motion.

MOTION #1

Motion to forward the proposed amendments in DCA212-007 to City Plan Commission, with the following changes:

1. Approval of (d)(1) and (d)(2) per ZOAC request
2. Approval of (d)(3)(B) per ZOAC request, strike "if" at the end of the sentence of (d)(3)(B) and revise to read as follows:
 - (i) There are changed circumstances regarding the property;

- (ii) The length of time that has elapsed since the previous zoning decision;
- (iii) Whether the previous final decision for a change in zoning district classification or boundary of the property was city-initiated;
- (iv) Whether the previous final decision was for a specific use permit;
- (v) Whether significant and material changes between the previous and subsequent requests are expected, including but not limited to:
 - (aa) a change in land area
 - (bb) the nature of the subsequent request, or
 - (cc) new circumstances or information has been discovered that were unforeseeable;
- (vi) Whether the previous final decision for a change in zoning classification or boundary of the property was or was not unanimous;
- (vii) The nature and degree of public support for or opposition to the prior final decision; or
- (viii) Other factors in which granting a waiver is or is not contrary to the public interest.

Motion: Joanna Hampton
2nd: Mark Rieves

Result: Passed: 8-0
For: Blair, Hampton, Rieves, Popken, Hall, MacGregor, Bagley, Behring
Against: None
Absent: None

MOTION #2

Motion to approve the revised minutes from the ZOAC meeting on January 17, 2023.

Motion: Lorie Blair
2nd: Enrique MacGregor

Result: Passed: 8-0
For: Blair, Hampton, Rieves, Popken, Hall, MacGregor, Bagley, Behring
Against: None
Absent: None

The meeting was adjourned at 10:51 AM.

NOTE: For more detailed information on discussion of an issue(s) heard during this meeting, refer to the audio recording retained on file in the Planning & Urban Design Department, Dallas City Hall, Room 5BN.