



City of Dallas

**Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes**

November 14, 2023

L1FN Auditorium / Videoconference

9:00 a.m.

**ATTENDEES:**

**ZOAC Members Present:** Tipton Housewright (Chair), Lorie Blair (Vice Chair), Ryan Behring, Enrique MacGregor

**ZOAC Members Absent:** Brent Rubin, Nathaniel Barrett, and Mark Rieves

**City Plan Commission Members Present:** None

**City Council Members Present:** None

**City Staff:** Andrea Gilles, Andreea Udrea, Lori Levy, Sarah May, Megan Wimer, and Jorge Mendoza (Planning and Urban Design); Bryant Thompson (Development Services); David Nevarez (Transportation Development Services); Bert Vandenberg, Casey Burgess, Daniel Moore, and Suzanne Knuppel (City Attorney's Office)

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The meeting was called to order at 9:12 a.m. by Tipton Housewright (Chair).

**DISCUSSION:**

- (1) **DCA223-008** Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code.
- City Attorney's Office

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

**MOTION #1**

**Motion to send the item to City Plan Commission but require staff to consider the addition of an application process for residents to ask City Council to authorize a request to the board. The process should prevent applicants having a financial interest and not intrude into the board of adjustment process.**

**Motion:** Lorie Blair  
**2<sup>nd</sup>:** Enrique MacGregor

**Result:** Passed: 4-0  
For: Blair, Behring, Housewright, MacGregor  
Against: None  
Absent: Barrett, Rieves, Rubin

**Speakers:** For: None.  
Against: Evelyn Mayo, 7732 Village Trail Dr, Dallas TX 75254  
Edward Brookins, 910 Century Park Dr, Garland, TX 75040  
Jim Schermbeck, 1808 South Good Latimer Expy, Dallas, TX 75226  
Cindy Hua, 718 Crested Cove Dr, Garland TX75040  
Alicia Kendrick, 4741 Joppa Cir, Dallas, TX 75216  
Gerardo Figueroa, 2220 W Clarendon Dr, Dallas, TX 75208  
Jailene Salvador, 50005 Highridge Dr, Garland, TX 75043  
Catherine Rosas, 524 S Brighton Ave, Dallas, TX 75208  
Jennifer Rangel, 1441 Westmount Ave #224, Dallas, TX 75211  
Angel Garcia Donjuan, 2011 Dennison St, Dallas, TX 75212  
Janie Cisneros, 2821 Bedford St, Dallas, TX 75212  
Sandra Avalos, 4655 Mentor Ave, Dallas, TX 75216

**MOTION #2**

**Motion to approve the October 3, 2024 minutes.**

**Motion:** Lorie Blair  
**2<sup>nd</sup>:** Enrique MacGregor

**Result:** Passed: 4-0  
For: Blair, Behring, Housewright, MacGregor  
Against: None  
Absent: Barrett, Rieves, Rubin

**MOTION #3**

**Motion to approve the 2024 ZOAC Calendar.**

**Motion:** Enrique MacGregor  
**2<sup>nd</sup>:** Lorie Blair

**Result:** Passed: 4-0  
For: Blair, Behring, Housewright, MacGregor  
Against: None  
Absent: Barrett, Rieves, Rubin

The meeting was adjourned at 10:22 AM.

*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.*