



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

June 2, 2022

Room 5ES at Dallas City Hall/Videoconference

8:30 a.m.

**ATTENDEES:**

**ZOAC Members Present:** Joanna Hampton (Chair), Lorie Blair (Vice-Chair), Amanda Popken (arrived at 8:42am), Enrique MacGregor, Larry Hall, Ann Bagley, Ryan Behring, Mark Rieves

**ZOAC Members Absent:** none

**City Plan Commission Members Present:** Melissa Kingston, Tony Shidid

**City Council Members Present:** none

**City Staff:** Andreea Udrea, Arturo Del Castillo, Lori Levy, Mike King, Julia Ryan (Planning and Urban Design), Sarah May and Tenisha Lester (Development Services) and Bert Vandenberg and Brian King (City Attorney's Office).

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The meeting was called to order at 8:40 a.m. by Joanna Hampton (Chair).

**DISCUSSION**

- (1) **DCA212-005**      **Consideration of amending the definitions of bedroom, kitchen and bathroom in the Dallas Development Code.**  
Lori Levy

Ms. Levy read the item into the record and presented updates to the proposed amendments to the Dallas Development Code Chapter 51 and 51A to revise the definitions for bedroom, kitchen and bathroom in support of the Comprehensive Environmental Climate Action Plan (CECAP) goals of reducing storm water runoff and reducing the heat island effect. The Committee asked staff questions and offered suggestions to add clarity to definitions.

**Speakers:** no speakers.

**MOTION #1**

**Motion to move case DCA212-005 to City Plan Commission with the following recommendations:**

- 1. Replace “used for sleeping” with “designed for sleeping” in the proposed definition of Bedroom in 51A-2.102(9).
  - a. Updated proposed definition: BEDROOM means any room or area in a dwelling unit designed for sleeping other than kitchens, dining rooms, living rooms, bathrooms, closets, game rooms, sunrooms, and other similar rooms.
- 2. Add, “or cooktops” to “ovens, or stoves” in the proposed definition of Kitchen in 51A-2.102(57.1).
  - a. Updated proposed definition: KITCHEN means any room or area used for cooking or preparing food and containing one or more ovens, or stoves, or cooktops; one or more refrigerators; and one or more sinks. This definition does not include outdoor cooking facilities.

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

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

**Chairwoman Hampton stated for the record to move DCA212-006 on the next ZOAC Agenda with the following questions for staff to address.**

- 1. How should grade be considered in relation to building height? (Hampton)
- 2. Is there another example of another city using finished floor as the basis for building height measurement? (Rieves)
- 3. Need to understand implications building height will put on the building code. (Hampton)

**MOTION #2**

**Motion to approve the minutes from the May 19, 2022 ZOAC meeting.**

**Motion:** Larry Hall  
**2<sup>nd</sup>:** Lorie Blair

