



Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

April 18, 2019
Dallas City Hall – 5ES
9:00 a.m.

ATTENDEES:

ZOAC Members Present: Tony Shidid (Chair), Margot Murphy (Vice-Chair), Christopher Lewis, Ryan Behring, Chad Benedict, and Garry Brown.

ZOAC Members Absent: Maria Gomez

City Plan Commission Members Present: Jaynie Schultz

City Council Members Present: none

City Staff: Neva Dean, Donna Moorman, Nathan Warren, and Pam Thompson, (Sustainable Development & Construction Department); and Laura Morrison (City Attorney's Office).

The meeting was called to order at 9:03 a.m. by Tony Shidid (Chair).

MOTION #1

Motion to approve the minutes from the April 4, 2019 meeting.

Motion: Lewis
2nd: Behring

Result: Passed: 6-0
For: Shidid, Murphy, Lewis, Behring, Benedict, and Brown
Against: none
Absent: Gomez

(1) DCA 178-007
Nathan Warren

Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII – Form Districts.

Staff read the item into the record and then gave a presentation on proposed amendments to Article XIII. The committee asked questions and discussed different items of the proposal throughout the presentation.

Speakers: none

MOTION #2

Motion to accept staff’s recommendation for amendments to the Dallas Development Code to amend Article XIII to make the block, rather than the lot, the determining factor when assigning street designation.

Motion: Lewis
2nd: Benedict

Result: Passed: 6-0
For: Shidid, Murphy, Lewis, Behring, Benedict, and Brown
Against: none
Absent: Gomez

MOTION #3

Motion to accept staff’s recommendation for amendments to the Dallas Development Code to amend Article XIII to allow medical uses in the ground story of Townhouse Stacked (Ts), provided patients will not stay on the premises overnight.

Motion: Behring
2nd: Brown

Result: Failed: 4-2
For: Behring and Brown
Against: Shidid, Murphy, Lewis, and Benedict
Absent: Gomez

MOTION #4



Motion to accept staff's recommendation for amendments to the Dallas Development Code to amend Article XIII to allow office and medical uses in the development type Single-Story Shopfront (Ss) by right in the district Walkable Urban Residential-Low (WR-3, WR-5) exclusively along thoroughfares

Motion: Behring
2nd: Lewis

Result: Passed: 6-0
For: Shidid, Murphy, Lewis, Behring, Benedict, and Brown
Against: none
Absent: Gomez

MOTION #5

Motion to accept staff's recommendation for amendments to the Dallas Development Code to amend Article XIII to modify the minimum parking requirement for self-service storage facilities to be six spaces regardless of the sized of the facility, provided that the required parking table clearly states that six parking spaces is the minimum required.

Motion: Benedict
2nd: Lewis

Result: Passed: 6-0
For: Shidid, Murphy, Lewis, Behring, Benedict, and Brown
Against: none
Absent: Gomez

The meeting adjourned at 10:13 a.m.

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 Department of Sustainable Development and Construction, Dallas City Hall, Room 5BN.