



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

November 5, 2020

Videoconference

8:45 a.m.

**ATTENDEES:**

**ZOAC Members Present:** Margot Murphy (Chair), Enrique MacGregor (Vice-Chair), Ann Bagley, Ryan Behring, Andres Castella, Larry Hall, LeDouglas Johnson, and Mark Rieves

**ZOAC Members Absent:** none

**City Plan Commission Members Present:** Tony Shidid

**City Council Members Present:** none

**City Staff:** Kris Sweckard, Neva Dean, Donna Moorman, Andreea Udrea, Lori Levy, David Nevarez, Mike King, Steven Doss, Nathan Warren, Erica Greene, and Sarah May (Sustainable Development & Construction Department), Kanesia Williams (City Attorney's Office), Peer Chacko, Arturo del Castillo, Karen Riley, and Luis Tamayo (Planning & Urban Design), Ghassan Khankarli (Department of Transportation), Sheila Delgado, Katy Evans, Pharr Andrews, and Susan Alvarez (Office of Environmental Quality), Kevin Spath and Dorcy Clark (Office of Economic Development), David Noguera, Pam Thompson, and Kyle Hines (Housing).

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The meeting was called to order at 8:46 a.m. by Margot Murphy (Chair).

**DISCUSSION**

- (1) DCA 190-002      **Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code.**

The item was read into the record and Ms. Udrea went over several case studies on parking. Pam Thompson spoke, urging parking reduction as it relates to providing affordable housing. David Noguera spoke on the correlation between parking and affordable housing. Peer Chacko spoke, highlighting parking priorities and the use of parking reductions as incentives to providing design elements. Luis Tamayo spoke, touching on design requirements and pedestrian amenities. Arturo del Castillo spoke about unbundling the cost of parking and incentivizing walkability. Susan Alvarez gave a

presentation about the contribution of impervious cover to the heat island effect, the commitment to the standards within the Paris Climate Accord, the economic case for climate adaptation and resiliency, goal of zero net emissions, travel management strategies, parking utilization, and air quality and public health. Kevin Spath stated the need for a vertically integrated public, quasi-judicial parking authority to manage and coordinate parking supply, equity for parking management, and money that is not allocated to parking can benefit the public in other ways. Gus Khankarli spoke, stating there are upcoming updates to thoroughfare, bike, curb management plans. Sarah May informed ZOAC that the majority of plan review involves parking analysis, and mentioned metered parking is not allowed on residential streets. ZOAC then asked questions to staff.

Speakers: Patrick Kennedy

**MOTION #1**

**Motion to approve minutes from the October 15, 2020 ZOAC meeting.**

**Motion:** Enrique MacGregor  
**2<sup>nd</sup>:** Larry Hall

**Result:** Passed: 8-0  
For: Murphy, MacGregor, Bagley, Behring, Castella, Hall, Johnson, and Rieves  
Against: none  
Absent: none

The meeting was adjourned at 10:20 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.*