



Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes
September 5, 2019
Dallas City Hall – 5ES
9:00 a.m.

ATTENDEES:

ZOAC Members Present: Tony Shidid (Chair), Margot Murphy, Ryan Behring, Garry Brown, and Maria Gomez.

ZOAC Members Absent: none

City Plan Commission Members Present: none

City Council Members Present: none

City Staff: Donna Moorman, David Cossum, Chris Turner-Noteware, Vasavi Pilla, and Neva Dean (Sustainable Development & Construction Department); Kanesia Williams and Laura Morrison (City Attorney's Office).

The meeting was called to order at 9:06 a.m. by Tony Shidid (Chair).

MOTION #1

Motion to approve the minutes from the August 15, 2019 meeting.

Motion: Gomez
2nd: Behring

Result: Passed: 5-0
For: Shidid, Murphy, Behring, Brown, and Gomez
Against: none
Absent:

DISCUSSION

- (1) DCA 189-007A** Consideration of amending the Dallas Development Code, Chapter 51A, Article IV, “Zoning Regulations”, Article X, “Landscape and Tree Conservation Regulations”, and Article XII, “Gas Drilling and Production”, to align definitions, standards and names for street design, paving and drainage to be consistent with the proposed Street Design and Drainage Design Manuals and current construction standards.

The item was read into the record and Mr. Cossum gave a brief summary of the amendment.

MOTION #2

Motion to approve and recommend amendments to City Plan Commission.

Motion: Murphy
2nd: Behring

Result: Passed: 5-0
For: Shidid, Murphy, Behring, Brown, and Gomez
Against: none
Absent:

DISCUSSION

- (1) DCA 189-004** Consideration of amending Chapters 51 and 51A of the Dallas Development Code to amend regulations regarding zoning property owner notifications.
Vasavi Pilla

The item was read into the record and Ms. Pilla gave a briefing on potential amendments. The Committee discussed the potential amendments, requested staff look into clarifying language in the notices, making a note that “Spanish translation is included” for Spanish mailings, and adding a sentence to notification letters saying that the City encourages the property owner to inform tenants of the zoning change request.



MOTION #3

Motion to scale the area of notification for Authorized Hearings based on size of the area of request per straight zoning and other zoning applications.

Motion: Behring
2nd: Brown

Result: Passed: 5-0
For: Shidid, Murphy, Behring, Brown, and Gomez
Against: none
Absent:

MOTION #4

Motion: 1) to require notices to be mailed not less than 15 days prior to the City Council public hearing and require reply forms and affidavits to be returned before noon on the Friday preceding the public hearing, and 2) no change to the mailing of notices (mailing notices to residents/occupants in addition to the property owner is not required).

Motion: Murphy
2nd: Behring

Result: Passed: 5-0
For: Shidid, Murphy, Behring, Brown, and Gomez
Against: none
Absent:

The meeting was adjourned at 9:43 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.