

March 20, 2025
CPC Action

16. [25-1027A](#) **DCA190-002(MTW)**

Planner: Michael Wade

Main Motion: It was moved to recommend **approval** of ZOAC recommendation as amended by the commission on February 13, March 4, and March 20, 2025.

Maker: Housewright
Second: Hall
Result: Carried: 7 to 6

For: 7 - Chernock, Shidid, Sleeper, Housewright,
Nightengale, Hall, Rubin

Against: 6 - Hampton, Herbert, Forsyth, Carpenter, Wheeler-
Reagan, Kingston

Absent: 2 - Franklin, Haqq

Vacancy: 0

Motion: It was moved to Call the Question on discussing twenty-two amendments for item DCA190-002(MTW).

Maker: Housewright
Second:
Result: **Motion was withdrawn**

Amendment I: It was moved to add the following statement to Section 51A-4.219, "An ordinance granting a specific use permit may increase the number of required parking spaces if needed to make the use more compatible with the surrounding area."

Maker: Hampton
Second: Rubin
Result: Carried: 8 to 5

For: 8 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Kingston,
Rubin

Against: 5 - Chernock, Sleeper, Housewright, Nightengale,
Hall

Absent: 2 - Franklin, Haqq

Vacancy: 0

Amendment II: It was moved to mirror the parking requirement for alcoholic beverage manufacturing after the requirement for microbrewery, micro-distillery, or winery which is one space per 200 square feet of floor area used for retail sales and seating. No parking required for any other floor area.

Maker: Hampton
Second: Rubin
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment III: It was moved for adult and childcare facility; the following must be identified at the time of permitting: areas of anticipated passenger loading and unloading.

Maker: Hampton
Second: Kingston
Result: Carried: 12 to 1

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Nightengale, Hall, Kingston, Rubin

Against: 1 - Housewright
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment IV: It was moved for the following uses, maintain current parking requirements only when contiguous to a property containing a single-family use: Auto Auction, Contractors Maintenance Yard, Mini-warehouse, Warehouse, Auto Service Center.

Maker: Hampton
Second: Kingston
Result: **Motion was withdrawn**

Amendment V: It was moved for halfway house to require areas of anticipated loading and unloading to be identified at the time permitting.

Maker: Hampton
Second: Rubin
Result: Carried: 11 to 2

For: 11 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Sleeper,
Nightengale, Hall, Kingston, Rubin

Against: 2 - Chernock, Housewright
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment VI: It was moved for hotel or motel, strike the words, "of adequate size to accommodate a typical moving van/delivery van.", from the off-street loading requirement so that load can be provided per Section 51A-4.303.

Maker: Hampton
Second: Carpenter
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment VII: It was moved for commercial bus station and terminal, I move to require areas of anticipated loading and unloading to be identified at the time of permitting.

Maker: Hampton
Second: Rubin
Result: Carried: 12 to 1

For: 12 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Sleeper,
Housewright, Nightengale, Hall, Kingston,
Rubin

Against: 1 - Chernock
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment VIII: It was moved for all uses except residential uses may charge for required parking. Residential parking may be available as free parking or contract parking on other than an hourly or daily fee basis.

Note: Commissioner Kingston offered a Friendly amendment to get rid of the ability to charge parking at residential to Commissioner Hampton's proposed amendment. Commissioner Hampton, maker of the motion, did not accept the Friendly amendment.

Note: Commissioner Forsyth Called the Question, it carried unanimously.

Maker: Hampton
Second: Kingston
Result: Failed: 8 to 5

For: 5 - Hampton, Herbert, Forsyth, Carpenter,
Kingston

Against: 8 - Chernock, Shidid, Wheeler-Reagan, Sleeper,
Housewright, Nightengale, Hall, Rubin
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment X: It was moved to amend Section 51A-13.403(e) to match the MIHDB language.

Maker: Hampton
Second: Rubin
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XI: It was moved to add the following language, "A parking space must be at least 20 feet from the right-of-way line adjacent to a street if the space is located in enclosed structure and if the space faces upon or can be entered directly from the street. This provision controls over any building line platted to a lesser setback and any other provision of this article."

Maker: Hampton
Second: Carpenter
Result: Carried: 10 to 3

For: 10 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Nightengale, Hall,
Kingston, Rubin

Against: 3 - Wheeler-Reagan, Sleeper, Housewright
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XII: It was moved to add the following language, "In an agricultural or nonresidential district, a person shall not construct or maintain a parking lot or garage for a nonresidential use that has access to a public alley or access easement that abuts or is in an R, R(A), D, D(A), TH, TH(A), or CH district."

Note: Commissioner Kingston offered a Friendly amendment to get strike the "unless the director approved the means of access" from Commissioner Hampton's proposed amendment. Commissioner Hampton, maker of the motion, accepted the Friendly amendment.

Maker: Hampton
Second: Carpenter
Result: Failed: 8 to 5

For: 5 - Hampton, Herbert, Forsyth, Carpenter,
Kingston

Against: 8 - Chernock, Shidid, Wheeler-Reagan, Sleeper,
Housewright, Nightengale, Hall, Rubin
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XIII: It was moved to clarify the motion made on March 4 about showing accessible access at time of permitting to say, "At the time of permitting, a new development project with zero off-street parking must identify the nearest handicapped-accessible access and accessible route connecting to the main building."

Maker: Hampton
Second: Rubin
Result: Carried: 10 to 3

For: 10 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Sleeper, Nightengale, Hall,
Kingston, Rubin

Against: 3 - Chernock, Wheeler-Reagan, Housewright
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XIV: It was moved for automobile-related uses, vehicles being displayed, sold, serviced, or repaired must be parked on site.

Maker: Carpenter
Second: Shidid
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XV: It was moved that in Section 51A-4.313(a), strike the words “business and commercial uses” and “industrial uses”.

Maker: Carpenter
Second: Hampton
Result: Carried: 12 to 1

For: 12 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Sleeper,
Housewright, Nightengale, Hall, Kingston,
Rubin

Against: 1 - Chernock
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XVI: It was moved to set the parking minimum for commercial and business service uses at one space per 500 square feet of floor area (excluding job or lithographic printing, machinery heavy equipment, truck sales or service) when contiguous to single family.

Note: Michael Wade, Chief Planner, suggested the following language be added to Commissioner Carpenter's proposed amendment, "excluding job or lithographic printing, machinery heavy equipment, truck sales or service" Commissioner Carpenter, maker of the motion, and Commissioner Hampton, seconder of the motion, both accepted the suggested language.

Note: Vice Chair Rubin offered a Friendly amendment that makes it clear that this motion only applies these minimums when these uses are adjacent to single family. Commissioner Carpenter, maker of the motion, and Commissioner Hampton, seconder of the motion, both accepted the Friendly amendment.

Maker: Carpenter
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XVII: It was moved to clarify that in Section 51A-4.210(b)(24) and (25), any restaurant less than 2,500 square feet will require no parking. Restaurants 2,500 or larger require one parking space per 200 square feet for all floor area used for restaurant.

Note: Commissioner Kingston clarified her motion to "200 square feet" from 500 square feet.

Maker: Kingston
Second: Hampton
Result: Carried: 12 to 1

For: 12 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston

Against: 1 - Rubin
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XVIII: It was moved to update the chart in Section 51A-4.301(a)(2), Paragraph (2) to reflect other changes that were made.

Maker: Kingston
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XIX: It was moved to revise the language in Paragraph (5)(ii) to clarify that shared driveways are between two properties in Section 51A-4.301.

Note: Commissioner Wheeler-Reagan offered a Friendly amendment from 20 to 25 feet. Commissioner Kingston, maker of the motion, did not accept the Friendly amendment.

Note: Commissioner Carpenter moved to Call the Question, motion carried unanimously.

Maker: Kingston
Second: Rubin
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XX: It was moved to strike all of Section 51A-4.313.

Maker: Kingston
Second: Hampton
Result: Failed: 4 to 9

For: 4 - Hampton, Herbert, Forsyth, Kingston
Against: 9 - Chernock Shidid, Carpenter, Wheeler-Reagan,
Sleeper, Housewright, Nightengale, Hall, Rubin
Absent: 2 - Franklin, Haqq
Vacancy: 0

Amendment XXI: It was moved that in n Section 51A-4.324(b)(3)(A) and Subsection (d), to increase the remote parking distance from 300 feet to 900 feet.

Maker: Kingston
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper*, Housewright, Nightengale, Hall,
Kingston, Rubin
Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

*out of room, shown voting in favor

Amendment XXII: It was moved that in Section 51A-4.1107(c)(2), to add language that guest parking shall be clearly marked.

Maker: Kingston
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Sleeper*, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

*out of room, shown voting in favor

Amendment XXIII: It was moved t To clarify the intent of the motion made on March 4 regarding the area subject to a Modified Delta Overlay, I move that the following uses retain their current parking requirements when located within the MD-1 Overlay: Catering service, Electronics service center, Church, Hotel or motel, Auto service center, Alcoholic beverage establishments, Commercial amusement (inside) and (outside), Convenience store with drive-through, Dry cleaning or laundry store, Furniture store, General merchandise or food store 3,500 square feet or less, General merchandise or food store greater than 3,500 square feet, Liquor store, Mortuary, funeral home, or commercial wedding chapel, Motor vehicle fueling station, Nursery, garden shop, or plant sales, Paraphernalia shop, Pawn shop, Personal service use, Restaurant with and without drive-in or drive-through service, Swap or buy shop, Temporary retail use, Theater, Vehicle display, sales, and service, Financial institution with and without drive-in window, Medical clinic or ambulatory surgical center, Office.

Maker: Kingston
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan*,
Sleeper*, Housewright, Nightengale, Hall,
Kingston, Rubin

Against: 0
Absent: 2 - Franklin, Haqq
Vacancy: 0

*out of room, shown voting in favor

Speakers: For: Jed Ulrich, Maple Ave., Dallas, TX, 75235
Chance, 809 Brookshire Cir., Garland, TX, 75043
David Yachivion, 13411 Flagstone Ln., Dallas, TX, 75240
Brian Tony, 2800 N. Hampton Rd., Dallas, TX, 75206
Madeline Caldwell, 5140 Amesbury Dr., Dallas, TX, 75206
Against: Michael Northrup, 5703 Goliad Ave., Dallas, TX, 75206

PUBLIC TESTIMONY:

Speakers: For: Paul Carden, 636 Aspen Valley Ln., Dallas, TX, 75208
Gay Revi, 908 N. Bishop Ave., Dallas, TX, 75208
David Yakobeyonne, 13411 Flagstone Ln., Dallas, TX, 75240
John Hetzel, 2622 Commerce St., Dallas, TX, 75226
Kirk Presley, 4603 W. University Blvd., Dallas, TX, 75209
Bryan Tony, 1500 Pecos St., Dallas, TX, 75204
Whitney Marsh, 2105 S. Edgefield, Dallas, TX, 75224
Hexel Colorado, 1509 Main St., Dallas, TX, 75201
Abel Mulugheta, 400 N. Ervay, Dallas, TX, 75313
Jay Crossley, 6911 Rufus Dr., Austin, TX, 78752
Adam Murphy, 3435 Dickason Ave., Dallas, TX, 75219
Against: Mike Lemonette, 2210 West 10th, Dallas, TX,
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Sarah Coffey, 1105 Woodlawn Ave., Dallas, TX, 75208
Mari Hidalgo King, 616 Haines, Dallas, TX, 75208

The Commission recessed for a short break at 10:49 a.m. and reconvened at 11:23 a.m. The Commission continued to hear Development Code Amendments – Under Advisement, agenda item #2. ID #25-771A, DCA190-002(MW).

Development Code Amendments – Under Advisement:

2. 25-711A DCA190-002(MTW)

Planner: Michael T. Wade

Motion: It was moved to **approve** consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, the proposed ordinance as approved by ZOAC with the following changes: 1) Strategies to Protect Neighborhoods: a) Keep parking minimums in R, D, and TH districts. Reduce the parking minimums in D districts to one space per unit to match R district requirements; B) Keep MF parking minimums only within 300' of Single Family. Eliminate MF parking minimums in all other areas; C) Keep parking minimums for Bars and Restaurants. Reduce the parking minimums for these uses to 1 space per 200sf of enclosed area in lieu of the current 1 space per 100sf; d) Eliminate minimums for bars, restaurants, and retail less than 2500 square feet in area; e) Keep the existing parking minimums for schools and churches; F) Consider keeping parking minimums on commercial amusement; g) Eliminate all

minimums for all uses in existing CA districts. Make no changes to the boundaries of existing CA districts; h) Eliminate all minimums for all uses within a 1/2-mile radius of rail/TOD stations; i) Eliminate MIHDB parking minimums; j) Strike 51A-4.301(a)(3)(b). This language prohibits parking in front of a building which is a development hardship; k) Amend 51A-4.301(4)(c). This language requires a dedicated pedestrian walkway through a parking lot. Clarify the language to require that the pedestrian pathway connect the main entrance of the building to the nearest public right of way; l) Consider allowing paid parking throughout the city; m) Do not require TDMP's. Delete all language pertaining to TDMP's; n) Require loading spaces in all multi-family.

Maker: Housewright
Second: Rubin

Amendment I: It was moved to maintain parking minimums for bars and restaurants but reduce the minimum to 1 space per 200sf of covered area.

Maker: Housewright
Second: Rubin
Result: Carried: 11 to 3

For: 11 - Chernock, Herbert, Forsyth, Shidid,
Wheeler-Reagan, Franklin, Sleeper,
Housewright, Nightengale, Hall, Rubin

Against: 3 - Hampton, Carpenter, Kingston
Absent: 1 - Haqq
Vacancy: 0

Alternate motion: It was moved to amend the current motion to maintain parking minimums to one space per 100sf for bars and maintain the proposed reduction for restaurants of 1 space per 200sf of covered area.

Maker: Hampton
Second: Herbert
Result: Failed: 6 to 8

For: 6 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Franklin

Against: 8 - Chernock, Shidid, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin
Absent: 1 - Haqq
Vacancy: 0

The Commission recessed for a lunch break at 12:20 p.m. and reconvened at 12:35 p.m. The Commission continued to hear Development Code Amendments – Under Advisement, agenda item #2. ID #25-771A, DCA190-002(MW).

Amendment II: It was moved that the parking minimum to bars and restaurants only applies to the building area over 2500 square feet.

Note: Commissioner Sleeper offered a Friendly amendment to Commissioner Housewright's motion that the parking minimum to bars and restaurants only applies to the building area over 2500 square feet not 3500 square feet. Commissioner Housewright, maker of the motion, and Commissioner Chernock, seconder of the motion, both accepted the Friendly amendment.

Maker: Housewright
Second: Chernock
Result: Carried: 9 to 5

For: 9 - Chernock, Herbert*, Shidid, Wheeler-Reagan, Sleeper, Housewright, Nightengale, Hall, Rubin

Against: 5 - Hampton, Forsyth, Carpenter, Franklin, Kingston

Absent: 1 - Haqq

Vacancy: 0

*out of room, shown voting in favor

Amendment III: It was moved to keep the existing parking minimums for schools and eliminate parking minimums for churches 20,000sf in gross area or less.

Note: Commissioner Kingston offered a Friendly amendment to Commissioner Housewright's motion to keep the parking minimums for churches 20, 000sf not 30,000sf. Commissioner Housewright, maker of the motion, accepted the Friendly amendment.

Maker: Housewright
Second: Rubin
Result: Carried: 12 to 2

For: 12 - Chernock, Hampton, Herbert, Shidid, Carpenter, Wheeler-Reagan, Franklin, Sleeper, Housewright, Nightengale, Hall, Kingston

Against: 2 - Forsyth, Rubin

Absent: 1 - Haqq
Vacancy: 0

Amendment IV: It was moved to keep parking minimums on indoor and outdoor commercial amusement. Reduce the minimum for these uses to one space per 200sf.

Maker: Housewright
Second: Rubin
Result: Carried: 11 to 3

For: 11 - Chernock, Herbert, Shidid, Carpenter,
Wheeler-Reagan, Franklin, Sleeper,
Housewright, Nightengale, Hall, Rubin

Against: 3 - Hampton, Forsyth, Kingston
Absent: 1 - Haqq
Vacancy: 0

Amendment V: It was moved to eliminate all minimums for all uses in CA districts.

Maker: Housewright
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment VI: It was moved to eliminate all minimums for all uses within a 1/2-mile radius of rail/TOD stations.

Maker: Housewright
Second: Rubin
Result: Carried: 9 to 5

For: 9 - Chernock, Herbert, Shidid, Wheeler-
Reagan, Sleeper, Housewright,
Nightengale, Hall, , Rubin

Against: 5 - Hampton, Forsyth, Carpenter, Franklin,
Kingston
Absent: 1 - Haqq
Vacancy: 0

Note: Commissioner Franklin offered a Friendly amendment to eliminate all minimums for all uses within a quarter mile radius of rail/TOD, except for RD and TH districts where the minimum is one spacer per unit. The Friendly amendment did not have a second, was introduced as an Unfriendly amendment.

Alternate Motion: It was moved to eliminate all minimums for all uses except for RD, TH, and schools, within a quarter mile radius of rail/TOD.

Note: Commissioner Forsyth offered a Friendly amendment to add schools to Commissioner Franklin's alternate motion. Commissioner Franklin, maker of the motion, accepted the Friendly amendment.

Note: Commissioner Kingston offered a Friendly amendment to include the provisions on bars, restaurants, and indoor/outdoor amusement as exclusions. It was discussed and concluded that the Friendly amendment was intended for Commissioner Housewright's original amendment.

Note: Vice Chair Rubin called a point of order against further consideration.

Note: Vice Chair Rubin called the Question, the Commission proceeded on voting on Commissioner Franklin's alternate motion.

Maker: Franklin
Second: Forsyth
Result: Failed: 5 to 9

For: 5 - Hampton, Forsyth, Carpenter, Franklin,
Kingston

Against: 9 - Chernock, Herbert, Shidid, Wheeler-
Reagan, Sleeper, Housewright,
Nightengale, Hall, Rubin

Absent: 1 - Haqq
Vacancy: 0

Note: Vice Chair Rubin called the Question, the Commission returned to vote on Commissioner Housewright's original motion.

Motion: It was moved to Call the Question

Maker: Rubin
Second: Shidid
Result: Carried: 11 to 3

For: 11 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Sleeper,
Housewright, Nightengale, Hall, Rubin

Against: 3 - Forsyth, Franklin, Kingston

Absent: 1 - Haqq

Vacancy: 0

Amendment VII: It was moved eliminate all minimums for all uses within a 1/4-mile radius of high frequency bus routes.

Maker: Housewright

Second: Rubin

Result: Failed: 0 to 14

For: 0

Against: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Absent: 1 - Haqq

Vacancy: 0

The Commission recessed for a short break at 2:27 p.m. and reconvened at 2:29 p.m. The Commission continued to hear Development Code Amendments – Under Advisement, agenda item #2. ID #25-771A, DCA190-002(MW).

Amendment VIII: It was moved eliminate Mixed Income Housing Development Bonus parking minimums.

Note: Commissioner Hampton offered an amendment to Commissioner Housewright's motion to strike for no minimum off street parking is required for MIHDB programs, strike the reference to loading spaces. Commissioner Housewright, maker of the motion, did not accept the proposed amendment.

Maker: Housewright

Second: Rubin

Result: Carried: 13 to 1

For: 13 - Chernock, Hampton, Herbert, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Nightengale,
Hall, Kingston, Rubin*

Against: 1 - Forsyth

Absent: 1 - Haqq
Vacancy: 0

*out of room, shown voting in favor

Amendment to Original Motion: It was moved that no minimum parking is required for MIHDB programs, strike the reference to loading spaces. Under Multifamily parking, at least 15% of provided parking must be available for guest parking.

Maker: Hampton
Second: Carpenter
Result: Carried: 8 to 6

For: 8 - Hampton, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Franklin, Kingston,
Rubin*

Against: 6 - Chernock, Shidid, Sleeper,
Housewright, Nightengale, Hall

Absent: 1 - Haqq
Vacancy: 0

*out of room, shown voting in favor

Amendment IX: It was moved to strike 51A-4.301(3)(b)(1) through (5) and (c)(1). This language prohibits parking in front of a building which is a development hardship.

Maker: Housewright
Second: Shidid
Result: Carried: 13 to 1

For: 13 - Hampton, Herbert*, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Nightengale,
Hall, Kingston, Rubin

Against: 1 - Chernock
Absent: 1 - Haqq
Vacancy: 0

*out of room, shown voting in favor

Amendment X: It was moved to amend 51A-4.301 (4)(c). Amend the language to read, "For parking lots greater than 50 spaces, a minimum of one pedestrian

walkway that connects the main entrance of the building to the nearest public right of way is required.”

Maker: Housewright
Second: Rubin
Result: Carried: 13 to 1

For: 13 - Hampton, Herbert*, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Nightengale,
Hall, Kingston, Rubin

Against: 1 - Chernock
Absent: 1 - Haqq
Vacancy: 0

*out of room, shown voting in favor

Amendment XI: It was moved to allow paid parking throughout the city.

Maker: Housewright
Second: Wheeler-Reagan
Result: **Motion was withdrawn**

Amendment XII: It was moved to revise Section 4.301(a)(8), that in all districts provided off street parking may be available for a fee, except multifamily uses.

The Commission tabled this amendment for the moment to draft language. The Commission heard the next proposed amendment next.

Amendment XIII: It was moved that in 51A-4.800, delete all language pertaining to TDMP’s.

Note: Staff offered clarifying language to Commissioner Housewright’s motion, that the motion includes to delete all the TDMP language from Section 51A-4.800 instead of just Section 51A-4.801(2).

Maker: Housewright
Second: Chernock
Result: Carried: 13 to 1

For: 13 - Chernock, Hampton, Forsyth, Shidid,
Carpenter, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Nightengale,
Hall, Kingston, Rubin

Against: 1 - Herbert

Absent: 1 - Haqq
Vacancy: 0

Amendment XIV: It was moved that in Section 51A-4.210(b)(3): Auto Service Center, all customer vehicles must be parked on site.

Note: Commissioner Carpenter offered a Friendly amendment to Commissioner Housewright's motion to include Sections 4.202(10), machinery heavy equipment or truck sales and service and 4.202(14), vehicle or engine repair or maintenance. Commissioner Housewright, maker of the motion, accepted the Friendly amendment.

Maker: Housewright
Second: Wheeler-Reagan
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XV: It was moved to strike Section 51A-4.314 pertaining to parking reductions tied to bicycle parking.

Maker: Housewright
Second: Wheeler-Reagan
Result: Failed: 14 to 0

For: 0

Against: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Absent: 1 - Haqq
Vacancy: 0

Amendment XVI: It was moved to amend the language to state that evidence of a valid parking agreement must be an executed lease for the required parking for a minimum term of six months. If the lease is not renewed, the business has 30

days to acquire a new parking lease or be subject to forfeiture of the certificate of occupancy in Section 51A-4.328(a)5.

Maker: Housewright
Second: Wheeler-Reagan
Result: **Motion was withdrawn**

Amendment XVII: It was moved to modify ZOAC's recommendation to 51A-4.328(a)5 and remove the words "either" and "or based on a lease of the remote parking spaces"; also amend paragraph 11 to remove the additions that start with "provide" and end with "agreement", keep the word "that".

Maker: Kingston
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Chernock Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightingale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

The Commission recessed for a short break at 4:10 p.m. and reconvened at 4:22 p.m. The Commission continued to hear Development Code Amendments – Under Advisement, agenda item #2. ID #25-771A, DCA190-002(MW).

Amendment XVIII: It was moved to amend the ordinance to state that no parking minimums apply for any structure designated as a Recorded Texas Historic Landmark, State Antiquities Landmark, National Historic Landmark or is listed on the National Register of Historic Places, including City of Dallas Lang Designated Landmarks.

Note: Commissioner Kingston offered a Friendly amendment to Commissioner Housewright's motion that if any of these buildings are going to be used for bar, restaurant or inside or outside amusement that they would be subject to an SUP if they are located within 300 feet of a residential use. Commissioner Housewright, maker of the motion, accepted the Friendly amendment.

Note: Vice Chair Rubin and City Attorney, Laura Morrison, offered suggested language for Commissioner Kingston's Friendly amendment. The motion language is "except that bars, restaurants, and commercial amusement inside and outside within these designated landmarks must obtain an SUP for the purpose of

**determining if any parking is required for the use within 300 feet of residential use.”
Language was adopted by the Commission.**

Maker: Housewright
Second: Hampton
Result: Carried: 14 to 0

For: 14 - Chernock Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XIX: It was moved to reconsider the guest parking requirement for multifamily.

Maker: Sleeper
Second: Kingston
Result: Carried: 14 to 0

For: 14 - Chernock Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XX: It was moved for multifamily uses between 20 and 100 dwelling units, 10% of the required parking spaces must be marked for use by guests. For multifamily uses more than 100 dwelling units, %15 of required parking spaces must be marked for use by guests and clearly marked at the driveway entrance and walking gate.

Note: Vice Chair Rubin offered an amendment to Commissioner Sleeper’s original motion to strike the second bullet point regarding requiring a portion of the parking to be located outside the gate. Commissioner Sleeper, maker of the motion, did not accept the amendment.

Note: Vice Chair Rubin offered a Friendly amendment to Commissioner Sleeper’s original motion for multifamily uses between 20 and 100 units dwelling units, 0.10 parking spaces must be available to visitors. Commissioner Sleeper, maker of the motion, did not accept the amendment.

Note: Staff member Jenniffer Allgaier offered suggested language: 10% of required parking spaces must be marked for use by guests. Commissioner Sleeper, maker of the motion, accepted the suggested language.

Maker: Sleeper
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment to Original Motion: It was moved to strike a second bullet point regarding requiring a portion of the parking to be located outside the gate.

Maker: Rubin
Second: Forsyth
Result: Carried: 9 to 5

For: 9 - Chernock, Herbert, Forsyth, Carpenter,
Wheeler-Reagan, Franklin,
Housewright, Nightengale, Rubin

Against: 5 - Hampton, Shidid, Sleeper, Hall,
Kingston
Absent: 1 - Haqq
Vacancy: 0

Note: The Commission returned to discuss for paid parking throughout the city.

Amendment XXI: It was moved to maintain and revise the language under Section 4.301(a)(8) to read, “ All uses, except residential, may charge for required parking.”

Maker: Hampton
Second: Carpenter
Result: **Motion was withdrawn**

Motion: It was moved to Call the Question.

Maker: Rubin
Second: Shidid
Result: Carried: 13 to 1

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Wheeler-Reagan, Franklin,
Sleeper, Housewright, Nightengale,
Hall, Kingston, Rubin

Against: 1 - Carpenter
Absent: 1 - Haqq
Vacancy: 0

Amendment XXII: It was moved to add a provision within the general off street parking requirements, that accessible parking provisions for projects providing no parking to include accessible access and indicate on the site plan at permitting.

Maker: Hampton
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXIII: It was moved that under retail and personal service uses for microbrewery, distillery, and winery, that required parking of one space per 200sf for retail sales and seating areas.

Maker: Hampton
Second: **No Second**
Result: **Motion was withdrawn**

Amendment XXIV: It was moved to strike item B(4)(e), under Section 51A-4.219, which considers removing parking as a minor amendment.

Maker: Hampton
Second: Kingston
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXV: It was moved to strike the revisions (a)(5) , (a)(6), and (a)(7) in (a)(1) Board of Adjustments, under Section 51A-4.311.

Maker: Hampton
Second: Kingston
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXVI: It was moved to ask staff to update Section 51A-4.313, Administrative Parking Reduction.

Maker: Hampton
Second: Rubin
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXVII: It was moved to maintain item (4) in Section 51A-4.702, Planned Development (PD) District.

Maker: Hampton

Second: Rubin
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXVIII: It was moved to add hotels over 80 rooms for loading and rideshare standards similar to multifamily.

Note: Commissioner Kingston offered a Friendly amendment to Commissioner Hampton's original motion to 80 rooms or more rather than over 150 rooms. Commissioner Hampton, maker of the motion, accepted the amendment.

Maker: Hampton
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXIX: It was moved to maintain parking minimums for commercial services and industrial uses contiguous to single family uses.

Note: Vice Chair Rubin offered a Friendly amendment to Commissioner Carpenter's original motion to require vehicles for commercial service and industrial uses within 500 feet of single family uses to be parked on site. Commissioner Carpenter, maker of the motion, accepted the amendment.

Maker: Carpenter
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,

Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXX: It was moved for the microbrewery, distillery, and winery use to require parking of one space per 200 square feet for retail sales and seating, no parking required for other floor area.

Maker: Hampton
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXXI: It was moved to remove Section 51A-4.313, the Administrative Parking Reduction.

Maker: Kingston
Second:
Result: **Motion was withdrawn**

Amendment XXXII: It was moved to remove Section 4.13.703(a)(3) regarding Transportation Demand Management Plan. Any area that is subject to a modified delta overlay district's exempt from any parking reductions made to the code after January 1, 2025.

Maker: Kingston
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq

Vacancy: 0

Amendment XXXIII: It was moved to propose at any area that's subject to a modified delta overlay district's exempt from any parking reductions made to the code after January 1, 2025.

Maker: Kingston
Second: Shidid
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

Amendment XXXIV: It was moved to require any further amendments by a Commissioner to be submitted to the Body in writing or to Staff for circulation of the Body in writing within five calendar days of circulation by City staff or by March 18, 2025.

Maker: Rubin
Second: Herbert
Result: Carried: 13 to 1

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Rubin

Against: 1 - Kingston
Absent: 1 - Haqq
Vacancy: 0

Motion to hold: In consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505,

“Conservation Districts”; Section 51A-4.702, “Planned Development (PD) District Regulations”; Division 51A-4.800 and 51-4.800, “Development Impact Review”; Section 51A-4.1106, “Development Regulations” and 51A-4.1107, “Design Standards”; Division 51A-13.300, “District Regulations”; Division 51A-13.400, “Parking Regulations”; Division 51A-13.700, “Administration”, and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards, it was moved to **hold** this matter under advisement until March 20, 2025.

Maker: Rubin
Second: Carpenter
Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Wheeler-Reagan,
Franklin, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0
Absent: 1 - Haqq
Vacancy: 0

February 13, 2025
CPC Action

PUBLIC TESTIMONY:

Speakers: For: Jamee Jolly, 3100 McKinnon St., Dallas, TX, 75201
Simaji Bus, Address not provided
Lisa Marshall, Address not provided
Hexel Colorado, 1509 Main St., Dallas, TX, 75201
Nate Hemby, 336 Beckleywood Blvd., Dallas, TX, 75224
Michael Blackwell, 8845 Fenchurch Rd., Dallas, TX, 75238
Vinith Kantamneni, 2801 Live Oak St., Dallas, TX 75204
Mark Rieves, 5530 Goodwin Ave., Dallas, TX, 75206
Ferrell Fellows, 2607 Martin Luther King Jr., Dallas, TX, 75215
Peter Cioe, 1826 Maryland Ave., Dallas, TX, 75216
Matthew Boss, 4039 Cole Ave., Dallas, TX, 75204
Nathaniel Barrett, 4526 Reiger Ave., Dallas, TX 75246
Fei X, 3839 McKinney Ave., Dallas, TX, 75204
Chris Wyatt, 4214 Bretton Bay Cir., Dallas, TX, 75287
Bryan Tony, 1500 Pecos St., Dallas, TX, 75204
For (Did not speak): Elliot Outland, 3250 N. Hall St., Dallas, TX, 75204
Andrew Warren, 8629 Southwestern Blvd., Dallas, TX, 75206
Jordan Hoover, 5928 Velasco Ave., Dallas, TX, 75206
Against: Melanie Vanlandingham, 6311 Lakeshore, Dallas, TX, 75214
Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249
Matt Bach, 15746 Covewood Cir., Dallas, TX, 75248
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Against (Did not speak): Nicholas Fields, 2015 Argyle Ave., Dallas, TX, 75203
Ross Norcom, 4177 Willow Grove Rd., Dallas, TX, 75220
Michael Amonett, 2210 W. Tenth, Dallas, TX, 75208

Note: The Commission recessed for a short break at 4:02 p.m. and reconvened at 4:13 p.m. The Commission heard Development Code Amendments – Under Advisement, agenda item #2. ID #25-635A, DCA190-002(MTW) next.

Development Code Amendments – Under Advisement:

2. 25-635A DCA190-002(MTW)

Planner: Michael T. Wade

Procedural Motion: It was moved to limit discussion on any amendment to the main motion to three rounds per Commissioner. Three minutes per Commissioner on the First round and one minute on the Second round.

Maker: Rubin
Second: Hampton
Result: Carried: 13 to 0

For: 13 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Franklin, Sleeper,
Housewright, Nightengale, Hall, Kingston,
Rubin

Against: 0

Absent: 2 - Wheeler-Reagan, Haqq

Vacancy: 0

Motion: It was moved to **approve** amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505, "Conservation Districts"; Section 51A-4.702, "Planned Development (PD) District Regulations"; Division 51A-4.800 and 51-4.800, "Development Impact Review"; Section 51A-4.1106, "Development Regulations" and 51A-4.1107, "Design Standards"; Division 51A-13.300, "District Regulations"; Division 51A-13.400, "Parking Regulations"; Division 51A-13.700, "Administration", and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards, per ZOAC's recommended amendments.

Maker: Housewright

Second: Hall

Amendment I: It was moved to keep parking minimums in R, D, and TH districts. Reduce minimums to one space per unit.

Maker: Housewright

Second: Hampton

Result: Carried: 10 to 3

For: 10 - Hampton, Herbert, Forsyth, Shidid,
Carpenter, Franklin, Sleeper, Housewright,
Hall, Kingston

Against: 3 - Chernock, Nightengale, Rubin

Absent: 2 - Wheeler-Reagan, Haqq

Vacancy: 0

Amendment II: It was moved to a) eliminate minimums for all multifamily uses except maintain a minimum of one space per unit when contiguous with single-family uses and b) that 10% of provided multifamily parking must be accessible to visitors (outside a gate) and clearly marked at the driveway entrance.

Maker: Housewright
Second: Hall
Result: **Motion was withdrawn**

Note: The Commission recessed for a short break and reconvened at 5:01 p.m. The Commission continued discussion of Amendment II of the Development Code Amendments – Under Advisement, agenda item #2. ID #25-635A, DCA190-002(MTW).

Amendment III: It was moved to remove the word, “contiguous” and replace it with the original working of “300 feet of a single-family R zoned area” on item 2.

Maker: Forsyth
Second: Herbert
Result: **Motion was withdrawn**

Amendment IV: It was moved to not have any minimum parking requirements for multifamily except for complexes of 20 units or less with one parking per unit.

Maker: Kingston
Second: Hampton
Result: **Motion was withdrawn**

Note: Commissioner Forsyth offered a Friendly amendment to Commissioner Housewright’s original motion to reduce the parking minimums on all multifamily to one space per unit and leave “contiguous”. Commissioner Housewright, maker of the motion accepted the Friendly amendment.

Amendment V: It was moved to a) eliminate minimums for all multifamily uses except maintain a minimum of one space per unit when contiguous with single-family uses.

Maker: Rubin
Second: Shidid

Note: Commissioner Forsyth offered an alternate motion to Vice Chair Rubin’s motion regarding 2a., to strike “contiguous” and read as, “Reduce the parking minimums on all multifamily to one space per unit. Commissioner Carpenter seconded the motion.

Alternate Motion: It was moved to a) reduce the parking minimums for all multifamily uses one space per unit.

Note: Commissioner Housewright offered an amendment to Commissioner Forsyth's motion to consider one half space per unit. Commissioner Forsyth, maker of the motion accepted the amendment. Commissioner Carpenter, seconder of the motion, did not accept and withdrew her second.

Maker: Forsyth
Second: Carpenter
Result: **Motion was withdrawn**

Amendment VI: It was moved to strike "contiguous" from 2a to read as, "Reduce the parking minimums for all multifamily uses one half space per unit."

Maker: Forsyth
Second: Kingston
Result: Failed: 7 to 7

For: 7 - Hampton, Forsyth, Shidid, Sleeper,
Housewright, Kingston, Rubin

Against: 7 - Chernock, Herbert, Carpenter, Wheeler-
Reagan, Franklin, Nightengale, Hall

Absent: 1 - Haqq

Vacancy: 0

Amendment VII: It was moved to strike "contiguous" from 2a and read as, "maintain a minimum of one space per unit for multifamily uses."

Maker: Hampton
Second: Carpenter

Amendment VIII: It was moved to reconsider previous motion made by Commissioner Forsyth to strike "contiguous" from 2a to read as, "Reduce the parking minimums for all multifamily uses one half space per unit."

Maker: Nightengale
Second: Housewright
Result: Carried: 8 to 6

For: 8 - Hampton, Forsyth, Shidid, Sleeper,
Housewright, Nightengale, Kingston,
Rubin

Against: 6 - Chernock, Herbert, Carpenter, Wheeler-Reagan, Franklin, Hall
Absent: 1 - Haqq
Vacancy: 0

Amendment IX: It was moved to strike “contiguous” from 2.a to read as, “Reduce the parking minimums for all multifamily uses one half space per unit.”

Maker: Forsyth
Second: Kingston
Result: Carried: 8 to 5

For: 8 - Forsyth, Shidid, Sleeper, Housewright, Nightengale, Hall, Kingston, Rubin

Against: 5 - Chernock, Hampton, Herbert, Carpenter, Franklin
Absent: 2 - Wheeler-Reagan, Haqq
Vacancy: 0

Amendment X: It was moved to adopt 2.b to require 10% of provided parking must be accessible to visitors (outside a gate) and clearly marked at the driveway entrance.

Note: Commissioner Kingston offered a Friendly amendment for 0.25 spaces per unit accessible to visitors outside fence/gate access gate and clearly marked at driveway entrance or entrances or walking gates. Commissioner Housewright, maker of the motion, accepted the Friendly amendment.

Maker: Housewright
Second: Rubin
Result: Carried: 9 to 3

For: 9 - Chernock, Hampton, Forsyth, Shidid, Sleeper, Housewright, Nightengale, Hall, Kingston

Against: 3 - Herbert, Franklin, Rubin
Absent: 3 - Carpenter, Wheeler-Reagan, Haqq
Vacancy: 0

Amendment XI: It was moved to adopt staff language pertaining to off street loading and short term drop off and pick up in Section 51A.-4.209(E) by Commissioner Housewright.

Alternate Motion: It was moved to adopt the following language 1) Up to 150 units, areas of anticipated loading and unloading activity, including short-term pick-up and drop-off, must be identified at the time of building permit, including any relevant building components such as a freight elevator and entrances. 2) For developments with 150 units or more, one off-street loading space is required. In addition, an area designated for short-term pick-up and drop-off, must be identified at the time of building permit, including any relevant building components such as a freight elevator and entrances.

Note: Commissioner Kingston offered a Friendly that it is unrestricted for the short-term deliveries. Commissioner Sleeper, maker of the motion, accepted the Friendly amendment.

Maker: Sleeper
Second: Hampton
Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Sleeper, Housewright,
Nightingale, Hall, Kingston, Rubin

Against: 0
Absent: 4 - Carpenter, Wheeler-Reagan, Franklin, Haqq
Vacancy: 0

Motion to hold: In consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505, "Conservation Districts"; Section 51A-4.702, "Planned Development (PD) District Regulations"; Division 51A-4.800 and 51-4.800, "Development Impact Review"; Section 51A-4.1106, "Development Regulations" and 51A-4.1107, "Design Standards"; Division 51A-13.300, "District Regulations"; Division 51A-13.400, "Parking Regulations"; Division 51A-13.700, "Administration", and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards, it was moved to **hold** this matter under advisement until City Plan Commission Special Called Meeting on March 4, 2025.

Maker: Housewright
Second: Rubin
Result: Carried: 11 to 0

For: 11 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Sleeper, Housewright,
Nightengale, Hall, Kingston, Rubin

Against: 0

Absent: 4 - Carpenter, Wheeler-Reagan, Franklin, Haqq

Vacancy: 0

January 16, 2025
CPC Action

PUBLIC TESTIMONY:

Public testimony was heard next.

Speakers: For: Hexel Colorado, 1509 Main St., Dallas, TX, 75201
Nate Hemby, 336 Beckleywood Blvd., Dallas, TX, 75224
Alexander Dunn, 5555 Amesbury Dr., Dallas, TX, 75206
Zach Burke, 6047 Glen Heather Dr., Dallas, TX, 75252
Garrette Pinnell, 10640 Steppington Dr., Dallas, TX, 75230
Adam Murphy, Dickason Ave., Dallas, TX, 75219
Andrew Bartles, 3816 Roseland Ave., Dallas, TX, 75204
Mark Ishmel, 1655 Grigsby Ave., Dallas, TX, 75204
Januari Fox, 3900 Junius St., Dallas, TX, 75246
Joshua, Sunrise Movement
Iman, 348 S. Waterview Dr., Richardson, TX, 75080
Maddie Caldwell, 5140 Amesbury Dr., Dallas, TX, 75206
Chance, Sunrise Movement
Samuel Mortimer, 1623 Main St., Dallas, TX, 75201
Jennifer Hiromoto, 10465 Sinclair Ave., Dallas, TX, 75218
Brian Tony, 1500 Pecos St., Dallas, TX, 75204
Billy Lane, 2831 Whitewood Dr., Dallas, TX, 75233
Adair Aranda, 1030 Cedar Hill Ave., Dallas, TX, 75208
Andrew Warren, 8629 Southwestern Blvd., Dallas, TX, 75206
Mel Campos, 3326 Burlingdell Ave., Dallas, TX, 75211
Mari Hidalgo, 616 Haines Ave., Dallas, TX, 75208
Elliot Outland, 3250 N. Hall St., Dallas, TX, 75204
For (Did not speak): Jamee Jolly, 1199 McKinnon, Dallas, TX, 75204
Fidel Tenorio, 8131 LBJ Fwy., Dallas, TX, 75251
Ryan Garcia, 8102 Old Moss Rd., Dallas, TX, 75231
Against: Dolores Serroka, 4822 Swiss Ave., Dallas, TX, 75204
Ellen Taft, 7924 Glenway Dr., Dallas, TX, 75249
Ronnie Mestas, 3215 Rutz St., Dallas, TX, 75212
Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Karen Roberts, 502 Cameron Ave., Dallas, TX, 75223
Mary Lou Parras, 2703 Kingston St., Dallas, TX, 75212
Melanie Vanlandingham, 6311 Lakeshore, Dallas, TX, 75214
Stephanie Champion, Address not provided
Shelly Potter, 4437 Cole Ave., Dallas, TX, 75205
Ed Zahra, 1003 Velencia, Dallas, TX, 75223
Against (Did not speak): Rene Schmidt, 715 Parkmont St., Dallas, TX, 75214
Mike Northrup, 5703 Goliad Ave., Dallas, TX, 75206

ACTION ITEMS:

Development Code Amendments – Under Advisement:

3. 25-100A DCA190-002(MTW)

Planner: Michael T. Wade

Motion: It was moved to **approve** consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, the proposed ordinance as approved by ZOAC with the following changes: 1) Strategies to Protect Neighborhoods: a) Keep parking minimums in R, D, and TH districts. Reduce the parking minimums in D districts to one space per unit to match R district requirements; B) Keep MF parking minimums only within 300' of Single Family. Eliminate MF parking minimums in all other areas; C) Keep parking minimums for Bars and Restaurants. Reduce the parking minimums for these uses to 1 space per 200sf of enclosed area in lieu of the current 1 space per 100sf; d) Eliminate minimums for bars, restaurants, and retail less than 2500 square feet in area; e) Keep the existing parking minimums for schools and churches; F) Consider keeping parking minimums on commercial amusement; g) Eliminate all minimums for all uses in existing CA districts. Make no changes to the boundaries of existing CA districts; h) Eliminate all minimums for all uses within a 1/2-mile radius of rail/TOD stations; i) Eliminate MIHDB parking minimums; j) Strike 51A-4.301(a)(3)(b). This language prohibits parking in front of a building which is a development hardship; k) Amend 51A-4.301 (4)(c). This language requires a dedicated pedestrian walkway through a parking lot. Clarify the language to require that the pedestrian pathway connect the main entrance of the building to the nearest public right of way; l) Consider allowing paid parking throughout the city; m) Do not require TDMP's. Delete all language pertaining to TDMP's; n) Require loading spaces in all multi-family.

Maker: Housewright

Second: Shidid

Result: **Motion was not voted on**

Motion II: It was moved to request City staff to draft a CPC recommended amendments to the ordinance based on Commissioner Housewright motion, with an updated TMP language version that was circulated.

Maker: Rubin

Second: Hampton

Result: **Motion was not allowed**

Revised Motion: It was moved to request City staff to draft conditions that reflect Commissioner Housewright's motion.

Maker: Rubin

Second: Hampton

Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Franklin, Sleeper,
Housewright, Nightengale, Haqq, Hall,
Kingston, Rubin

Against: 0

Absent: 1 - Wheeler-Reagan

Vacancy: 0

Amended Motion: In consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505, "Conservation Districts"; Section 51A-4.702, "Planned Development (PD) District Regulations"; Division 51A-4.800 and 51-4.800, "Development Impact Review"; Section 51A-4.1106, "Development Regulations" and 51A-4.1107, "Design Standards"; Division 51A-13.300, "District Regulations"; Division 51A-13.400, "Parking Regulations"; Division 51A-13.700, "Administration", and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards, it was moved to **hold** this matter under advisement until City Plan Commission Special Called Meeting on February 13, 2025

Maker: Housewright

Second: Rubin

Result: Carried: 14 to 0

For: 14 - Chernock, Hampton, Herbert, Forsyth,
Shidid, Carpenter, Franklin, Sleeper,
Housewright, Nightengale, Haqq, Hall,
Kingston, Rubin

Against: 0

Absent: 1 - Wheeler-Reagan

Vacancy: 0

December 5, 2024
CPC Action

25. [24-3747](#) DCA190-002(MTW)

Planner: Michael T. Wade

Motion: In consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505, "Conservation Districts"; Section 51A-4.702, "Planned Development (PD) District Regulations"; Division 51A-4.800 and 51-4.800, "Development Impact Review"; Section 51A-4.1106, "Development Regulations" and 51A-4.1107, "Design Standards"; Division 51A-13.300, "District Regulations"; Division 51A-13.400, "Parking Regulations"; Division 51A-13.700, "Administration", and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards, it was moved to **hold** this matter under advisement until City Plan Commission Special Called Meeting on January 16, 2025.

Maker: Housewright
Second: Blair
Result: Carried: 12 to 0

For: 12 - Chernock, Hampton, Herbert*, Forsyth,
Shidid, Wheeler-Reagan, Blair, Housewright,
Haqq, Hall, Kingston, Rubin
Against: 0
Absent: 2 - Carpenter, Sleeper
Vacancy: 1 - District 11

*out of room, shown voting in favor

Speakers: For: David Lehde, 5816 W. Plano Pkwy., Plano, TX, 75093
Katie O'Brian, 6311 Vanderbilt Ave., Dallas, TX, 75214
Brian Tony, 1500 Pecos St., Dallas, TX, 75204
Hexel Colorado, 1509 Main St., Dallas, TX, 75201
Ian Seamans, 1201 E. Park Blvd., Plano, TX, 75074
Jamie Campos, Address not provided
Chance, Address not provided
Azael Alvarez, 2112 El Capitan Dr., 75228
Courtney Hunter, 222 Browder St., Dallas, TX, 75201
Alexander Dunn, 5555 Amesbury Dr., Dallas, TX, 75206

Garrett Penell, 10640 Steppington Dr., Dallas, TX, 75230
Andrew Warren, 8629 Southwestern Blvd., Dallas, TX, 75206
Matthew Boss, 4039 Cole Ave., Dallas, TX, 75204
Vinnith Kantamneni, 2801 Live Oak St., Dallas, TX, 75204
Raq Barrera, 4024 Boca Bay Dr., Dallas, TX, 75244
Brinda Gurumoorthy, 2140 Medical District Dr., Dallas, TX, 75235
Zach Burke, 6047 Glen Heather Dr., Dallas, TX, 75252
Madalene Caldwell, 5140 Amesbury Dr., Dallas, TX, 75206
Adam Lamont, 9432 Amberton Pkwy., Dallas, TX, 75243
For (Did not speak): Delveeta Thompson, 7904 Ivory Ln., Dallas, TX, 75216
Nate Hembly, 336 Beckleywood Blvd., Dallas, TX, 75224
Matt Havener, 1352 Fitts Pl., Dallas, TX, 75215
Nathaniel Barrett, 4626 Reiger Ave., Dallas, TX, 75246
Matt Jacobs, 1040 Cherokee Rd., Louisville, KY, 40204
Against: Laura Palmer, 911 N. Madison Ave., Dallas, TX, 75208
Mike Northrup, 901 Main St., Dallas, TX, 75201
Against (Did not speak): Ed Zahra, 1003 Valencia, Dallas, TX, 75223

ZOAC Action

JANUARY 30, 2024, ZOAC MEETING MINUTES



Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

January 30, 2024

Room 6ES / Videoconference

9:00 a.m.

ATTENDEES:

ZOAC Members Present: Tipton Housewright (Chair), Lorie Blair (Vice Chair), Nathaniel Barrett, Ryan Behring, Paul Carden, Enrique MacGregor, Mark Rieves, and Brent Rubin

ZOAC Members Absent: None

City Plan Commission Members Present: Melissa Kingston

City Council Members Present: None

City Staff: Michael Wade, Lori Levy, Sarah May, Megan Wimer, Andreea Udrea, Andrea Gilles, Arturo del Castillo, Lawrence Agu III, Jenniffer Allgaier, and Michael Pepe (Planning and Urban Design); Phil Erwin (Development Services); David Nevarez (Transportation Development Services); Suzanne Knuppel (City Attorney's Office)

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

DISCUSSION:

1. **DCA190-002:** Consideration of amending Chapters 51 and 51A of the Dallas Development Code regarding minimum off-street parking and loading requirements, including but not limited to establishing a Transportation Demand Management Plan and off-street parking design standards. Michael Wade, Planning and Urban Design

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

MOTION #1

Motion: It was moved to send the item to City Plan Commission per staff recommendations, as briefed.

Motion: Brent Rubin

2nd: Enrique MacGregor

Result: Passed: 6-2
For: Barrett, Behring, Carden, Housewright, MacGregor, Rubin
Against: Blair, Rieves
Absent: None

Amending Motion: It was moved to amend the motion to exclude the following retail and personal service uses found in Section 51A-4.210: alcoholic beverage establishment; commercial amusement (inside); commercial amusement (outside); mortuary, funeral home, or commercial wedding chapel; restaurant without drive-in or drive through service; restaurant with drive-in or drive through service; theater; and truck stop uses.

Maker: Mark Rieves

2nd: Lorie Blair

Result: Failed: 2 to 6
For: Blair, Rieves
Against: Barrett, Behring, Carden, Housewright, MacGregor, Rubin

Absent: None

Amending Motion: It was moved to amend the motion to exclude subparagraph (3)(D) in Section 51A-4.301(a), regarding parking and building orientation.

Maker: Nathaniel Barrett

2nd: Tipton Housewright

Result: Passed: 6 to 2

For: Barrett, Behring, Carden, Housewright, MacGregor, Rubin

Against: Blair, Rieves

Absent: None

Amending Motion: It was moved to amend the motion to apply Table No. 1- TDMP review thresholds per project type and locations to institutional and community service uses only.

Maker: Nathaniel Barrett

2nd: Ryan Behring

Result: Failed: 2 to 6

For: Barrett, Behring

Against: Blair, Carden, Housewright, MacGregor, Rieves, Rubin

Absent: None

Speakers: For: Swede Hanson, 9925 Lakedale Dr, Dallas, TX 75218

Matthew Havenlr, 1352 Fitts Pl, Dallas TX 75215

Adair Aranda, 1030 Cedar Hill Ave, Dallas, TX 75208

Hexel Colorado, 1509 Main St, Dallas, TX 75206

Matthew Jacobs, 1040 Cherokee Rd, Louisville, KY 4024

Bryan Tony, 1500 Pecos Street Unit 4, Dallas, TX 75204

Against: Ed Zahra, 1003 Valencia St, Dallas, TX 75223

Anga Sanders, 3432 Spruce Valley, Dallas, TX 75233

Shelley Potter, 4437 Cole Ave, Dallas, TX 75205

Laura Palmer, 911 N Madison Ave, Dallas, TX 75208

Pam Conley, PO Box 5212, Dallas, TX 75208

Michael Northrup, 901 Main Street, Suite 3900, Dallas, TX 75201

MOTION #2

Motion to approve the December 5, 2023 minutes.

Motion: Enrique MacGregor

2nd: Lorie Blair

Result: Passed: 8-0

For: Barrett, Behring, Blair, Carden, Housewright, MacGregor, Rieves, Rubin

Against: None

Absent: None

The meeting was adjourned at 12:09 p.m.

NOTE: For more detailed information on discussion of an issue(s) heard during this meeting, refer to the video recording retained on the Planning & Development website.