



Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

October 18, 2022

Room L1FN /Videoconference

9:00 a.m.

ATTENDEES:

ZOAC Members Present: Joanna Hampton (Chair), Lorie Blair (Vice-Chair), Enrique MacGregor – present at 9:10 a.m., Ryan Behring, Larry Hall, Mark Rieves, Amanda Popken – present at 9:11 a.m.

ZOAC Members Absent: Ann Bagley

City Plan Commission Members Present: None

City Council Members Present: None

City Staff: Andrea Gilles, Arturo Del Castillo, Steven Doss, Mike King, Sarah May, Megan Wimer, Lori Levy, Jenniffer Allgaier (Planning and Urban Design), Brian King, Suzanne Knuppel (City Attorney's Office), David Nevarez (Transportation Development Services)

The meeting was called to order at 9:02 a.m. by Joanna Hampton (Chair).

DISCUSSION

(1) DCA212-006

Steven Doss

Consideration of amending the Dallas Development Code Sections 51A-2.102 Definitions, 51A-4.408 Maximum Building Height, and related sections to modify how building height is measured.

Mr. Doss read the item into the record. Mr. Doss presented updates to the staff report and opened the discussion calling for questions from ZOAC members, and Ms. May and Mr. Doss provided clarification as needed. Chair Hampton led the discussion and opened the meeting to registered speakers however, none were present or registered. Motion for DCA212-006 was made.

MOTION #1

Motion to forward case DCA212-006 to City Plan Commission with the following recommendations:

1. **Revise Section 51A-2.201 Definitions (45) Grade, to include item (C) within definition, or otherwise clarify that items A & B are applicable to all sites.**
2. **Revise Section 51A-4.408 Maximum Building Height, (a)(2)(A)(ii)(aa) to read “ the cumulative area of projection is a maximum of one-third of the roof area.”**
3. **Provide research regarding Section 51A-4.408 Maximum Building Height, “Note” regarding Residential Proximity Slope (page 9 of 12 in case report) to confirm original intent of the provision and any additional consideration if removed [Note: The heights allowed in Subsection (a)(2) are subject to any residential proximity slope height restrictions that may be contained in the district regulations for a particular district. (See Divisions 51A-4.100 et seq.)]**
4. **No change to Section 51A-4.412(b)(1) Residential Proximity Slope.**

Motion: Vice Chair Lori Blair
2nd: Larry Hall

Result: Passed: 7-0
 For: Blair, Hampton, Rieves, Popken, Hall, MacGregor, Behring
 Against: None
 Absent: Bagley

MOTION #2

Motion to approve the amended minutes from the October 4, 2022 ZOAC meeting.

Motion: Vice Chair Lori Blair
2nd: Larry Hall

Result: Passed: 7-0
 For: Blair, Hampton, Rieves, Popken, Hall, MacGregor, Behring
 Against: None
 Absent: Bagley



MOTION #3

Motion to approve the 2023 ZOAC meeting calendar.

Motion: Larry Hall
2nd: Vice-Chair Lorie Blair

Result: Passed: 7-0
For: Blair, Hampton, Rieves, Popken, Hall, MacGregor, Behring
Against: None
Absent: Bagley

The meeting was adjourned at 10:43 am.

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 Planning & Urban Design Department, Dallas City Hall, Room 5BN.