



Zoning Ordinance Committee (ZOC) Meeting Minutes

August 18, 2016
Dallas City Hall – 5ES
9:00 a.m.

ATTENDEES:

ZOC Members Present: Tony Shidid (Chair), Margot Murphy (Vice-Chair), Matt Houston, Maria Gomez, Lanay Hartmann, and Chad Benedict.

ZOC Members Absent: Garry Brown

City Staff: Neva Dean, Diana Lowrance, Vasavi Pilla and Jose E. Martinez (Sustainable Development & Construction Department); Megan Wimer (Building Inspection - Sustainable Development & Construction Department); Laura Morrison (City Attorney's Office)

The meeting was called to order at 9:05 a.m. by Tony Shidid (Chair).

DISCUSSION

- (1) **DCA 156-004** Consideration of amending the Dallas Development Code to define a new use, “Paraphernalia Shop,” and related regulations
Diana Lowrance

Staff introduced DPD and Code Enforcement staff present at the meeting and presented the proposed code amendment. DPD and Code Enforcement staff elaborated on issues with these types of businesses and indicated that establishing a paraphernalia use, limiting the use by SUP, and establishing distance requirements from schools, churches and similar uses would be beneficial for the city in the event that cannabis were ever to become legal in Texas. The committee asked staff questions about limiting hours and expressed concerns regarding the non-conforming rights existing stores may have including if it were possible to change them. Staff (including DEV, the CAO, DPD and Code Enforcement) answered committee questions specifically that limiting hours of operation could be addressed during any SUP process; and the issues with establishing compliance dates would be addressed by the development code that allows for the amortization of a nonconforming use. The



committee asked staff to come back to the next meeting with the proposed language in ordinance form.

Speakers:

No Speakers on this item.

(2) DCA 156-005 Consideration of amending the Dallas Development Code to amend parking requirements for Retail and Personal Service uses utilizing outdoor areas
Vasavi Pilla

Staff presented on the existing parking requirements for retail and personal service uses utilizing outdoor areas. Examples of planned developments districts were given that addressed parking requirements for outdoor areas, in addition to issues and benefits surrounding outdoor seating and activity areas. Commissioner Murphy asked why the City Council Quality of Life and Environment Committee sent the item to ZOC. Q&A with committee and the public.

Speakers: Jennifer Hiromoto, William Cothrum, Gary Stephens, Paul Carden, Santos Martinez, Pam Conley

OTHER MATTERS:

MOTION #1

1. MINUTES

Motion to approve the minutes from the August 4, 2016 meeting.

Motion: Lanay Hartmann
2nd: Chad Benedict

Result: Passed: 6 to 0
For: Shidid, Houston, Hartmann, Gomez, Benedict, and Murphy.
Against: None
Absent: Brown

The meeting adjourned at 10:13.



NOTE: For more detailed information on discussion of an issue(s) heard during this meeting, refer to the tape recording retained on file in the Department of Sustainable Development and Construction, Dallas City Hall, Room 5/B/N.