

Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

January 19, 2017
Dallas City Hall – 5ES
9:00 a.m.

ATTENDEES:

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

ZOAC Members Absent: None.

City Plan Commission Members Present: Cookie Peadon

City Staff: Donna Moorman, Vasavi Pilla, Diana Lowrance, and Pam Thompson (Sustainable Development & Construction Department); Phil Erwin and Megan Wimer (Building Inspection - Sustainable Development & Construction Department); Bert Vandenberg and Kanesia Williams (City Attorney's Office)

The meeting was called to order at 9:04 a.m. by Tony Shidid (Chair).

OTHER MATTERS:

MOTION #1

Motion to approve the minutes from the January 5, 2017 meeting

Motion: Brown
2nd: Houston

Result: Passed: 7-0
For: Shidid, Murphy, Benedict, Hartmann, Brown, Gomez, and Houston
Against: None
Absent: None

DISCUSSION

(1) DCA 156-006 Consideration of amending the Dallas Development Code to create regulations to allow accessory dwelling units



- Staff introduced the topic, reviewing the background on the item including: Prior City Council Housing Committee meetings and their comments; Public comments from the public meeting held December 15, 2015.
- Staff also discussed how other cities in Texas have handled ADUs; The city of Dallas' current housing policies from Forward Dallas and Neighborhood Plus; current codes with respect to residential uses; and how the Board of Zoning Adjustment may grant an exception to authorize an additional dwelling unit on a lot.
- Staff also reviewed the regulations governing current accessory structure regulations; and summarized the general concerns regarding ADUs.
- Committee members asked a variety of questions, including z-barred lots, parking, foundations and thanked staff for the presentation. The committee also asked staff to look at other cities in the south (outside of index cities).
- One speaker had comments. They said that this would eliminate single family residential districts in the city; reviewed the history of servant's quarters and how they have been used over time; and talked about how maintenance issues will arise due to socioeconomic conditions. The speaker also said any restrictions on the number of occupants would likely be discriminatory; asked staff to look at the difference between mother-in-law quarters; and the effect on homesteading. They closed by adding that staff should look at creating a different zoning category, but not an overlay.

Speakers:

Pam Conley

The meeting adjourned at 10:15 a.m.

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.