



City of Dallas

**Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes**

October 22, 2024

Room 6ES / Videoconference

9:00 a.m.

**ATTENDEES:**

**ZOAC Members Present:** Tipton Housewright (Chair), Paul Carden (Acting Vice Chair), Nathaniel Barrett, Ryan Behring, and Brent Rubin

**ZOAC Members Absent:** Lorie Blair, Enrique MacGregor, and Mark Rieves

**City Plan Commission Members Present:** None

**City Council Members Present:** None

**City Staff:** Michael Wade, Lori Levy, Rexter Chambers, Jacob Rojo, Sarah May, Jenniffer Allgaier, Phil Erwin, (Planning and Development); La’Kisha Girder and Robin Steinshnider (Park and Recreation); and Suzanne Knuppel, Daniel Moore, Casey Burgess (City Attorney’s Office)

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The meeting was called to order at 9:11 a.m. by Tipton Housewright (Chair). Paul Carden served as Vice Chair.

**MOTION #1**

**Motion to approve the July 25, 2024 minutes.**

**Motion:** Paul Carden  
**2<sup>nd</sup>:** Nathaniel Barrett

**Result:** Passed: 5-0  
For: Barrett, Behring, Carden, Housewright, Rubin  
Against: None  
Absent: Blair, MacGregor, Rieves

**DISCUSSION:**

1. **DCA234-002(LG):** Amendment to Chapter 51A, the Dallas Development Code, to align Park Land Dedication requirements with Texas House Bill 1526, 88th Legislature.

La’Kisha Girder,  
Park and Recreation  
Department

Ms. Girder presented and one speaker was present. Chair Housewright led the discussion.

**Motion:** It was moved to hold the matter under advisement and request an updated draft ordinance reflecting the following revisions: changing from seven zones to five; adding language about the use of funds for connectivity just in the CBD or across the city; adding the 1% / 2% fee structure; clarifying that dedication would be allowed but not required; and expanding the use of funds to cover administration and staff. A friendly amendment by Mr. Carden added that staff would bring a summary of available funds in each nexus zone, as well as a recommendation for a smaller size of land to consider for a minimum parkland dedication.

**Motion:** Nathaniel Barrett  
**2<sup>nd</sup>:** Paul Carden

**Result:** Passed: 5-0  
For: Barrett, Behring, Carden, Housewright, Rubin  
Against: None  
Absent: Blaire, MacGregor, Rieves

**Speakers:** For: None.  
Against: None.

The meeting was adjourned at 10:53 a.m.

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