



# Environmental Commission Meeting Minutes

Regular Meeting | Wednesday, March 9, 2022

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## [Agenda](#)

**Call to Order 5:37 p.m.**

### **Public Comment/Open Microphone**

Speaker: Evelyn Mayo, 7734 Village Trail Dr. Dallas, TX 75245

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Judge Luis Sepulveda, 5105 Goodman St. Dallas, TX 75211

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Cecilia Wagner, 7814 Hull Ave. Dallas, TX 75216

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Stacey Brown, 8613 Old Hickory Trl. #2104 Dallas, TX 75237

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Laura Quintero Chavez, 330 Linkwood Dr. Duncanville, TX 75137

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Adair Aranda, 2946 Sunbeck Cir. S. Farmers Branch, TX 75234

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Janie Cisneros, 2821 Bedford St. Dallas, TX 75212

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Shannon (Gribble) Vorpahl, 1050 Lake Carolyn Pkwy. #2328 Las Colinas, TX 75039

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Cindy Hua, 718 Crested Cove Dr. Garland, TX 75040

Topic(s): Localized air monitoring (in the context of environmental justice and community education)

Speaker: Amanda Poland, 4201 Phoenix Dr. Carrollton, TX 75010

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Michelle McAdam, 5411 Monticello Ave. Dallas, TX 75206

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Misti Quinn, 4319 Rosemeade Pkwy. Dallas, TX 75287

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Pauline N. Logan, 4823 Nome St. Dallas, TX 75216

Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Tajanae Harris, 2530 Blue Myrtle Way Dallas, TX 75212  
Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Jabrille McDuffie, 4715 Stokes St. Dallas, TX 75216  
Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

Speaker: Marlen Rodriguez, 1820 Muncie Ave. Dallas, TX 75212  
Topic(s): Environmental Health and Justice in Dallas - Past, Present, & Future

## Approval of [Minutes](#)

Commissioner Wallace moved to adopt the minutes as presented.  
Motion seconded by Vice Chair Villarreal and unanimously adopted.

## Briefing Items

### 1. Urban Forest Master Plan Update – *Sarah Standifer, Dallas Water Utility; Eduardo Valerio, Dallas Water Utility; M. Renee Johnson, Park & Recreation Department; Tina Richardson, Public Works; Megan Wimer, Development Services*

Attachment: [Presentation](#) (shown during the meeting); [Updated Presentation](#)

- a. The speakers briefed the commission on urban tree canopy management initiatives, goals, and updates, including management of invasive plants and insects, as well as public outreach efforts.
- b. Questions
  - i. Micah Pace
    1. Speak to the parameters for data collection and methodologies to ensure accuracy
      - a. Looking at historic data for a snapshot comparison. Did a recount of ash trees to give a general guideline
    2. Emphasizing the importance of focusing on risk to maximize efforts
    3. In reference to 2022 tree inventory goals, how are you gauging progress to make sure you're on track?
      - a. Will look at 20% of properties each year for next 5 years
    4. Highlighting the importance of tracking canopy coverage. Will there be budget considerations for redoing previous remote-sensed canopy assessments?
      - a. That may be an objective in a year or two
    5. Is the City increasing staff resources / have new positions been added since completion of the plan?
      - a. Park & Rec: Created a new Environmental Coordinator position
    6. How are you determining the percentage of different species to be planted?
      - a. The goal is to plant 50 trees during each planting, with 15 different species. They are following ISA standards and mixing diversity.
  - ii. Vice Chair Villarreal
    1. Touching on concerns over preserving mature tree canopy in West Dallas. How can we work together?
      - a. City ordinance allows for broad clearing of trees for development, so there are limitations on management of that. The City enforces what they can as quickly as possible when there are violations. Citizens can help monitor this.

2. Would love to see a public education campaign integrated in neighborhood association meetings this summer
- iii. Commissioner Lachman
  1. What are developers' requirements related to environmental impact statements?
    - a. City's tree ordinance doesn't require this
  2. This could be an action item for the Environmental Commission
- iv. Commissioner Day
  1. Can the 2018 Article X ordinance be revised to align more with CECAP?
    - a. There is an opportunity to look at the ordinance again based on the wishes of Council and Dallas citizens
- v. Commissioner Roberson
  1. Would like to see an educational pilot in District 8. Willing to assist with this
  2. Definition of a historical tree?
    - a. This is detailed in the City Ordinance and designated by City Council
- vi. Commissioner Dankert
  1. Are we planting enough trees, or should we be trying to increase?
    - a. We're always trying to increase the number, but many factors come into play. The Park & Rec department is planting 600 trees per year but also must make sure they maintain open space for parks
    - b. Planting and cutting on private developments is not accounted for. It is complicated to determine exactly how many trees need to be planted to reach the CECAP canopy increase goal
    - c. Also need to consider preserving prairielands
- vii. David Marquis
  1. Need to be proactive in training those in the field / those cutting trees for private corporations (i.e. AT&T has been known for irresponsibly cutting trees without trained arborists)
- viii. Rita Beving
  1. The more mature a tree is, the greater benefit it provides when it comes to air quality. Perhaps we should provide developers with incentives to not cut trees (i.e. expedited permits). Would love to see a public-facing presentation to educate citizens on common invasive species
- ix. Commissioner Wallace
  1. If we were to recommend an ordinance with stronger teeth and incentives, will that be preempted?
    - a. It would depend on the details of the proposed ordinance. We've provided as many incentives as we can without making things too complicated for developers
- x. Commissioner Thompson
  1. Please expand on invasive species management strategies
    - a. Looking at improving pest and vegetative management practices as defined by ISA
    - b. Looking at alternatives before using chemicals / herbicides (i.e. goats, and mechanical and manual removal methods)
- xi. Michael Martin
  1. There is a general disregard for trees and favor for building/developing. With the right legal support, let's create a new code related to preservation of trees that still complies with State laws. Support for incentives.
- xii. Commissioner Lachman
  1. Regarding discussions on the right number of trees that should be planted – it's a question of the net increase in trees that would be needed to reach the CECAP goal on canopy coverage. We're in a legislative environment that

tramples local ability to pass appropriate ordinances. Incentives that motivate developers to plant trees would be a good strategy moving forward

xiii. Chair Bazan

1. We need to tighten up Article X to align more with the CECAP. Is OEQS on the technical panel? What is the role of the Great Trinity Forest (GTF) in the Urban Forest Master Plan? Will this include an inventory of the GTF?
  - a. There is a larger group that includes OEQS and other departments
  - b. The GTF is also a floodway extension. The City is in the process of acquiring the land to lock in the entire area
  - c. There is some inventory that will be done and there will be future inventory strategies. About 10% has currently been inventoried.
2. Opportunities to expand the GTF boundary?
  - a. They can distribute the resolution that sets upper and lower limits of a possible expanded boundary

2. **Forward Dallas Update – *Andrea Gilles, Planning & Urban Design***

Attachments: [Presentation](#)

- a. The speaker briefed the commission on development of the Forward Dallas Comprehensive Land Use Plan, including stakeholder roles, how the plan will coincide with other City plans, key issues not previously addressed in land use plans (i.e. racial inequities), and community engagement efforts.
- b. Questions
  - i. Commissioner Wallace
    1. FYI - on the touchpoint map, zip codes 75216 and 75241 were inverted
  - ii. Vice Chair Villarreal
    1. Thanking PUD for working towards these important initiatives and fighting the injustices highlighted by the public speakers today. Urging Commissioners to invite PUD to their community meetings
  - iii. Commissioner Day
    1. Do you coordinate with TxDOT and NCTCOG on matters such as the proposal to tear down I-35 and how that impacts land use for that area? Is this factored into the plan?
      - a. Yes, that is part of the existing conditions (current and expected) that are being accounted for in scenario-building
  - iv. Commissioner Derrough
    1. What is a neighborhood plan and how does that relate to zoning? Interested in implementing a plan for Joppa
      - a. Planners partner with neighborhoods to develop a plan for their area (in areas with up to 5,000 households)
      - b. This plan would eventually be adopted by Council
  - v. Commissioner Roberson
    1. Some neighborhoods are overlooked or misunderstood. Don't let density determine if a neighborhood is worth living there. Will compile a list of neighborhood watch groups for PUD to use for engagement
  - vi. David Marquis
    1. Most important issue: water
    2. If we pave over Southern Dallas and create density, we'll have serious stormwater runoff issues. We must preserve our watersheds and have strategies to absorb stormwater.
  - vii. Chair Bazan
    1. The community engagement component of Forward Dallas has been stellar! Interactive mapping tool is useful – this should remain active.

2. Zoning and land use are impactful to addressing environmental justice issues. Zoning impacts industries' ability to impact sensitive receptors
3. Would like to hear about this topic again
4. Are we sharing tools/outreach in Spanish?
  - a. Yes

3. Hensley Field - *Julia M. Ryan, Planning & Urban Design; Jim Adams, McCann Adams Studio; Leah Hales, SWA Group; Sarah Fitzgerald, SWA Group; Alejandra Hinojosa, SWA Group*  
 Attachments: [Presentation](#) (shown during the meeting); [Updated Presentation](#)

- a. Presenters briefed the commission on the status of the Hensley Field plan, including goals related to environmental health, economic opportunity and investment, affordability and diversity, healthy communities, mobility and access, and history and culture. Goals related to environmental health center around developing Hensley Field as a "proof of concept" of the CECAP.
- b. Questions
  - i. Commissioner Murray
    1. What considerations will be taken to preserve the existing mature tree canopy?
      - a. Will preserve existing trees and plant more to reach 40% coverage goal in the CECAP. Will plant diverse, native species
  - ii. Michael Martin
    1. Are we at the point of identifying resources for sustainable design strategies?
      - a. All new construction will be net-zero energy and will incorporate green roofs, photovoltaics, reclaimed water lines, etc.
      - b. Can look at CECAP goals as well. LEED Cities & Communities benchmarks will also be key standards in new development
      - c. It may be too early to provide details on specific designs
  - iii. Commissioner Lachman
    1. Canopy cover plans?
      - a. Key objective is to increase canopy cover to 40% (15,000 trees)
    2. Will there be considerations for housing development/affordable housing to resettle homeless community?
      - a. Haven't specifically looked at homelessness, however the plan proposes a spectrum of different housing types that achieve affordability targets
  - iv. Commissioner Roberson
    1. What impact will this have on property values for existing neighborhoods in the area?
      - a. The plan will not be displacing anyone - the City will continue working with neighbors on a stakeholder committee. They have been getting positive input so far
      - b. Goal is to increase quality of life in the area
  - v. Commissioner Dankert
    1. Elaborate on what is being proposed related to PFAS remediation
      - a. Navy has been investigating the property since 2016
        - i. Remedial investigation report should come out in June
        - ii. Will be looking at a feasibility study to assess remedial alternatives based on the report
      - b. Expectation is that any removal of PFAS from soil would be done prior to development (possibly in different phases on the property)
    2. Groundwater vs. soil remediation?

- a. Groundwater can be remediated while construction/development is already occurring
  - 3. What certainty do we have that PFAS contamination won't be an issue later?
    - a. TCEQ is ensuring appropriate cleaning is being done
    - b. There are multiple layers of compliance
- vi. Chair Bazan
  - 1. Does the water quality at Mountain Creek Lake support recreational uses?
    - a. Right now, no. There are maximum daily loads for contaminants in sediment
    - b. One of the reasons we have this master plan is to define how clean is clean – this gives the Navy an indicator for how clean they need to make the site
- vii. Commissioner Dankert
  - 1. Would like to hear more from the City regarding status of PFAS contamination and remediation as this plan moves forward
- viii. Rita Beving
  - 1. There is a site in West Dallas with asbestos-contaminated vermiculite that closed 30 years ago and we're still doing soil assessment for asbestos. We need to make sure clean is clean before we get too far with development

## Action Items

- 1. Recommend Adding an Environmental Justice Equity Indicator to 2022-2023 Racial Equity Plan**  
 Commissioner Derrough motioned to adopt this item.  
 Commissioner Roberson seconded the motion.  
 Chair Bazan elaborated on context.  
 Motion passed unanimously. (Lachman absent when vote taken)
- 2. Formation of an Outreach and Engagement Committee**  
 Commissioner Wootton motioned to adopt this item.  
 Commissioner Thompson seconded the motion.  
 Chair Bazan explained the objective of the committee.  
 Motion passed unanimously. (Lachman absent when vote taken)
- 3. Refer the Gas-Powered Landscape Equipment Policy to Environmental Health Committee to Evaluate and to Provide a Recommendation Back to the Commission**  
 Vice Chair Villarreal motioned to adopt this item.  
 Commissioner Hiatt-Haigh seconded the motion.  
 Motion passed unanimously. (Lachman absent when vote taken)  
 Chair Bazan: Set to bring recommendation to Council in September. Should bring this back to the Commission in the next couple months.

## Discussion Items

### 1. Monthly District Updates from Commissioners

Vice Chair Villarreal (D6), Commissioners Derrough (D7), Roberson (D8), Day (D14), and Chair Bazan (D9) highlighted recent events and meetings they've attended.

Susan Alvarez, Assistant Director, Office of Environmental Quality & Sustainability:  
 OEQS is planning to have a booth at Oak Cliff Earth Day (April 3<sup>rd</sup>) and EarthX (April 20<sup>st</sup> – 24<sup>th</sup>)

Rita Beving:

TCEQ is going under sunset review. There will be public input opportunities in June – will keep the commission posted on this.

## 2. Upcoming Meetings

Environment & Sustainability Committee: Monday, April 4<sup>th</sup>, 9:00a.m. – 11:00a.m.

Environmental Commission: Wednesday, April 13<sup>th</sup>, 5:30p.m. – 7:30p.m.

## Adjournment

Commissioner Derrough motioned to adjourn the meeting.

Vice Chair Villarreal seconded the motion.

The motion to adjourn was unanimously approved. (Lachman absent when vote taken)

**The Commission adjourned at 8:51 p.m.**

## Approval for transmission:

*Kathryn Bazan*

[Kathryn Bazan \(Mar 22, 2022 16:28 CDT\)](#)

Kathryn Bazan, Chair

Mar 22, 2022

Date

*Erin Diehl*

Erin Diehl, Board Coordinator

3/22/2022

Date