



# Environmental Commission Minutes

## Regular Meeting

Friday, January 14, 2022

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### Agenda

1. Call to Order: 1:30 p.m.
2. Briefing Items
  - a. **City of Dallas Racial Equity Plan – Lindsey L. Wilson, Ph.D., Equity Officer, Office of Equity and Inclusion**  
Attachments: [Presentation](#); [Equity Webpage](#)
    - i. Office of Equity & Inclusion Overview (Equity Division)
      1. The Equity Division helps shape a community in which everyone has resources to thrive, reducing disparities and improving outcomes for all
    - ii. Budgeting for Equity: Developing an equity lens to apply to each department's budget
      1. Examples from OEQS
        - a. Finding solutions to energy poverty and environmental justice issues
        - b. Using city resources to inform decisions that will positively impact communities with the greatest need
        - c. Increasing neighborhood-level air quality monitors
    - iii. Racial Equity Plan Overview
      1. 3/24/2021: City Council passed the Racial Equity Resolution, calling for a Racial Equity Plan, which is a strategic framework to address disparities in Dallas
      2. Happening through robust community engagement, which will inform internal engagement with City departments as they develop equity goals
      3. Purpose: Provide City leaders with actionable levers to minimize inequities
    - iv. Community Engagement
      1. The community can provide suggestions and feedback to inform the Racial Equity Plan through [weareonedallas.org](http://weareonedallas.org)
    - v. Questions/comments
      1. Esther Villarreal: How is this plan addressing Environmental Justice?
        - a. The community can provide feedback on the website as it relates to EJ
        - b. Office of Equity & Inclusion will work with OEQS on specific measurements for EJ
      2. Charlie Dankert: Status of the Environmental Equity Checklist?
        - a. Currently in progress – the Office of Equity & Inclusion will review and provide feedback
      3. Kathryn Bazan: What can we do to help facilitate and support this work?
        - a. Direct people to provide suggestions and feedback to [weareonedallas.org](http://weareonedallas.org)
      4. Renee Roberson: Is there a way to access data regarding disparities in each district? I.e. Parkland data sets?
        - a. The program can track where submissions of suggestions/feedback on the website come from. Also relying on each City department's knowledge of disparities in their areas of work

- b. Regarding Parkland data sets: We do have the Parkland data as part of our data analytics and have correlated that data with race and other demographics

### 3. Public Comment/Open Microphone

- a. Bonnie Mathias: Concrete Batch Plant Ordinances
  - i. Emphasis on ensuring the community is included in this policy development
- b. Jonathan Soukup: Concrete Batch Plant Ordinances
  - i. Concerns around dust and particulate matter from concrete batch plants, which is affecting his nearby business
  - ii. In support of a new ordinance
- c. Summer Whitley: Concrete Batch Plant Ordinances
  - i. Air quality concerns: Occidental Chemical is less than a mile from her home, as well as batch plants
  - ii. Her neighborhood is dusty and dirty – emphasizing the need for people in these neighborhoods have their voice heard in this decision-making process
- d. Janie Cisneros: Concrete Batch Plant Ordinances
  - i. Air quality and health concerns - one of her neighbors is only 500 ft from a batch plant
  - ii. There are 20 concrete batch plants in District 6
  - iii. Nearby air quality monitors warn that air quality is bad enough for serious side-effects
- e. Evelyn Mayo: Concrete Batch Plant Ordinances
  - i. Support of new draft ordinance that would place a 1,500 ft. buffer between sensitive receptors and any new batch plants
  - ii. New batch plants should be required to apply for an SUP
- f. Marsha Jackson: Concrete Batch Plant Ordinances
  - i. Support for 1,500 ft. buffer and requiring SUPs
- g. Cyrus Reed: Green building codes
  - i. Support efforts to get to a net zero new building code on or before 2030
  - ii. Urging to take interim steps in building codes before 2030 as well (i.e. looking at the 2021 codes from the International Code Council and ASHRAE). Urging improvements from the 2012/2015 codes that Dallas is on
  - iii. Emphasis on adding solar-ready and EV-ready infrastructure in building codes
- h. Jabrille McDuffy: Concrete Batch Plant Ordinances
  - i. Concerns around public health implications of dust and chemical smells in her neighborhood due to concrete batch plants (neighborhood is zoned industrial)

### 4. Approval of [Minutes](#)

### 5. Commissioner Introductions

### 6. Office of Environmental Quality & Sustainability New Director Introduction – Carlos Evans

### 7. Briefing Items (cont.)

- a. **CECAP 101 – Susan Alvarez, Assistant Director, Office of Environmental Quality & Sustainability**  
Attachments: [Presentation](#)
  - i. Approach to planning
    - 1. Focus on mitigation, adaptation, environment, and equity

- ii. LEAF (Leading Environmental Action Forward) Stakeholder Group: Internal stakeholder group of staff from other City departments who work towards CECAP implementation
- iii. RISE Coalition: Coalition of local governments providing peer-exchange opportunities related to environmental initiatives
- iv. FY 20-21 Implementation Work Plan
  - 1. 48 CECAP actions were divided into 136 milestones, 93% of which were completed in the first year
- v. FY 21-22 Implementation Work Plan
  - 1. 263 milestones are underway with 17 City departments involved
- vi. Summarized CECAP Goals from 8 Plan focus areas: Buildings, Energy, Transportation, Waste Management, Water Resources, Urban Green Spaces, Food and Urban Agriculture, and Air Quality
- vii. Anticipated Policy Discussions
  - 1. Green Building Policy updates
  - 2. Building Code Updates
  - 3. Development Code Updates
  - 4. Fleet Conversion
  - 5. Batch plant locations
  - 6. Policies concerning siting and implementation of solar photovoltaics
- viii. Adaptive Management
  - 1. Currently updating GHG inventory with 2019 data
- ix. Performance measures are located on [Dallas 365 website](#)
- x. CECAP Performance Dashboard on [dallasclimateaction.com](http://dallasclimateaction.com)
- xi. Communication: Developing a social media marketing plan
  - 1. Working with NCTCOG on regional efforts as well
- xii. Other resources:
  - 1. [Assessment of Historic and Future Trends of Extreme Weather in Texas](#)
  - 2. [NCA5 Updates](#)
- xiii. Questions/comments
  - 1. Temeckia Derrough: More information on illegal dumping assessment for input
    - a. Will send
  - 2. Renee Roberson: Status of air quality monitor installation? Emphasis that the community needs to see what is happening. Recommendation to start outreach with neighborhood watch groups.
    - a. We have not determined locations for these monitors. We have done GIS work related to Parkland data and critical receptors. There are patterns around transportation corridors – we are working with communities to identify these locations. It is critical to publish this data online.
  - 3. Temeckia Derrough: Suggestion to insert outreach information in water bills
  - 4. Michael Martin: Plan for diving into priority items from Council relative to CECAP?
    - a. We are starting with work on batch plants, green building policy, and construction specifications

**b. Concrete Batch Plant Ordinance Overview – Julia M. Ryan, Director, Planning & Urban Design**

- i. We are in the beginning stages as it relates to batch plants and zoning
- ii. Noticed inconsistencies in current ordinances around zoning (i.e. Ag zoning allows concrete batch plants without SUPs)
- iii. Two proposals, split into two phases
  - 1. Zoning code amendment to require SUPs for batch plants in all zoning districts except Planned Development Districts

2. Changes in the definition of batch plant, adding design standards (i.e. a 1,500 ft. buffer), and only allowing batch plants in manufacturing/industrial zones with an SUP

iv. Questions/comments

1. Esther Villarreal: Please elaborate on enforcement. Can new policies be retroactive?
  - a. If we require SUPs for batch plants, it can outline how it'll affect specific plants. Regarding retroactive policies, it may not be possible, but would need to consult the attorneys
2. Renee Roberson: Who does air quality monitoring and truck monitoring?
  - a. For plants that have an SUP: There are operational conditions in the SUP. We operate on a complaint basis. Citizens should reach out to 311 for noncompliance concerns.
  - b. It is possible to add conditions on batch plant operation (i.e. only allowing access through a major thoroughfare/approved truck route)
3. Temeckia Derrough: Can PUD collaborate with Code or 311 on training for response to batch plant complaints? Emphasis on creating urgency in response to complaints (i.e. it isn't helpful if 311 comes out a day after a dust complaint is made)
  - a. We can do this outside of an ordinance (Julia Ryan will follow up on this)
4. Tracy Wallace: Elaborate on access via thoroughfare. Regarding screening to reduce dust, recommendation to use the maximum protection.
  - a. Thoroughfare access: Ensuring there are no driveways from residential areas to the site
5. Charlie Dankert: How did we decide on 1,500 ft. for a buffer? Even though this is the case for other industries, how do we know this will work for batch plants? Elaborate on how the new code amendment is different from the current one.
  - a. We can start with a 1,500 ft. buffer and decide where to go from there/if there are better standards
  - b. In the current code, ag zoning allows for residential, ag, and industrial developments. Most industrial sites require an SUP, except batch plants
  - c. In the proposed new code, batch plants would need to ask for an SUP (public approval process). This would be an interim step before getting to phase 2
6. David Marquis: The longer the SUP, the higher probability for problems with those who are out of compliance. Communities need to be notified when SUPs are coming up so they can respond. Emphasis on the need for a City-wide rezoning process in order to address environmental concerns in zoning codes. Overall, rezoning should be the priority. We also need to budget for monitoring and staff to carry out these goals.
7. Alan Hoffmann: Are there batch plants that are doing a good job at mitigating issues and staying in compliance? Can we identify and share their best practices?
  - a. PUD is looking at best practices across the country
8. Esther Villarreal: Elaborate on enforcement of SUPs through 311 and code
  - a. PUD will come back next month to elaborate and update on this
9. Philip Hiatt Haigh: When phase 2 is approved, will it override phase 1 or build upon it?
  - a. It will be a blend of adding new requirements and removing some requirements from phase 1
10. Kathryn Bazan: Highlighting importance of giving neighborhoods the ability to voice concerns and bring a lens of equity. Clarifying that with the new ordinance, all batch plants would be required to obtain an SUP, then go through CPC and

Council. Can staff expand on how they're tracking issued and expiring land use permits? What sort of equity considerations are included in the temporary batch plant approval process?

- a. Process subject to approval by building official is limited in scope (will touch base further offline)

**c. Green Building Code Update – Susan Alvarez, Assistant Director, Office of Environmental Quality & Sustainability**

Attachments: [Presentation](#)

- i. Working towards net-zero emissions in Dallas buildings by 2030 (buildings and energy account for the largest share of City emissions)
- ii. Texas is in the top 5 for billion-dollar climate disaster related costs
- iii. The City's existing green building policy is generally based on International Green Construction Code
  1. Looking to update the code to the 2021 guidelines
- iv. Net Zero Energy 101
  1. Net zero building: Energy used is equal to energy generated onsite or exported
  2. Net zero carbon: Building produces or procures carbon-free renewable energy
- v. There are several options under review
- vi. Next steps
  1. Researching other cities' statutes
  2. Reach out to internal and external building/design professionals
  3. Compile, compare, contrast
  4. Bring back recommendations for use in the 2022 Bond Program and other City projects
- vii. Questions/comments
  1. Michael Martin: Where do we rank in terms of codes today?
    - a. The design community is designing at a much higher standard than what we have on paper. We want the paper to match what we're doing
  2. David Marquis: We have historically had good success with rewriting building codes and have a supportive Council to do so again
  3. Alan Hoffmann: Noting that we need to not only consider new buildings, but how to incentivize green updates to the current built environment (i.e. installing solar)

**8. Discussion & Action Items**

**a. Environmental Health Committee Formation**

- i. Accepting applications through [Google Form](#)

**b. Commissioner-Initiated Community Engagement Efforts**

- i. Important that community members are aware of the EVC
- ii. We need additional outlets besides the internet – Commissioners need to work to connect with residents
- iii. Suggestion to do outreach at churches
- iv. If Commissioners are aware of events in their district, please provide notice

**c. Upcoming Meetings**

- i. Environment & Sustainability Council Committee Meeting: Monday, February 7, 2022, 9:00 a.m. – 11:00 a.m.
- ii. Environmental Commission: Friday, February 11, 2022, 1:30 p.m. – 3:30 p.m.

**The Commission adjourned at 4:24 p.m.**

Approval for transmission:

*Kathryn Bazan*

Kathryn Bazan (Jan 21, 2022 10:10 CST)

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Kathryn Bazan, Chair

1/21/2022

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Date

*Erin Diehl*

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Erin Diehl, Board Coordinator

1/21/2022

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Date