



Environmental Commission Regular Meeting Minutes

October 12, 2022

AGENDA ID # [220935](#)

LOCATION: City Hall 6ES & Webex

CHAIR KATHRYN BAZAN PRESIDING

PRESENT: [13]

*** Mark Wootton, District 2	Andrew Siegel, District 10
** Candace Thompson, District 4	Colleen Murray, District 11
* Tracy Wallace, District 5	Barry Lachman, District 12
Esther Villarreal, District 6	* Charlie Dankert, District 13
Temeckia Derrough, District 7	Paula Day, District 14
** Renee Roberson, District 8	** Julie Hironoto, District 15
Kathryn Bazan, District 9	

ABSENT: [1]

Philip Hiatt Haigh, District 1
Vacant, District 3

**Note: Members of the Environmental Commission participated in this meeting by video conference.*

***Note: Indicates arrival time after meeting called to order/reconvened*

The meeting was called to order at 5:38p.m. with a quorum of the Environmental Commission present.

Chair Bazan provided opening announcements.

PUBLIC SPEAKERS

There were no speakers registered.

APPROVAL OF MINUTES

Vice Chair Villarreal moved to adopt the September 14, 2022 Environmental Commission meeting minutes as presented. The motion was seconded by Commissioner Lachman and unanimously adopted (Commissioner Hiatt Haigh absent).

ENVIRONMENTAL COMMISSION MEETING MINUTES OF OCTOBER 12, 2022

BRIEFING ITEMS

I) City of Dallas Racial Equity Plan (REP)

[Dr. Lindsey Wilson, Director, Office of Equity & Inclusion; Dr. Lisa Rainey, Equity Manager, Office of Equity & Inclusion, Equity Division]

Attachment: [Presentation](#)

[Full REP](#)

[REP Environmental Justice Goals](#)

- a) The speakers briefed the commission on the City's recently adopted Racial Equity Plan, including an overview the plan's environmental justice goals.
- b) Questions/Comments
 - i) Alan Hoffmann
 - (1) Have you considered infrastructure equity and how that relates to housing equity?
 - (a) Yes. One of the goals centers around infrastructure. In addition, under the Dallas Water Utilities department, there are goals around water access.
 - (2) Is there discussion with regard to inclusion in the upcoming bond?
 - (a) Yes. Under the Bond & Construction Management Department, there are measures related to advancing equity through bonds funds (Action 4.1).
 - ii) Commissioner Lachman
 - (1) Regarding addressing inequities associated with indoor air quality, there are issues in multifamily residential housing. The City needs to address this via code enforcement and working with landlords on upgrades.
 - iii) Commissioner Roberson
 - (1) Is the Office of Equity & Inclusion (OEI) available to educate the community on the plan?
 - (a) Yes!
 - iv) Rita Beving
 - (1) Are you developing a stakeholder group to continuously deliver feedback from the community?
 - (a) We're working internally to launch the dashboard to report on progress, while simultaneously doing community engagement. Open to feedback on how to continue the community engagement process.
 - v) Vice Chair Villarreal
 - (1) How much time is spent on engaging the community? Touch on departmental self-reporting.
 - (a) Regarding the engagement process, we've worked with two vendors, as well as two staff from OEI.
 - (b) In the plan, under the Communication, Outreach, & Marketing Department, there are goals focused on improving City processes on engagement.
 - (c) OEI will be looking at how the City defines Outreach & Engagement.
 - (2) Is there a move to implement reparations for Dallas's racist past?

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- (a) The plan acknowledges that there is a lot of work to be done. The Office of Arts & Culture (6th progress measure in the plan), in collaboration with Dallas Public Library and OEI, are working toward a goal on spreading awareness of these historical components.
 - (b) The Municipal Archives Department and the Office of Arts & Culture helped illustrate why there is a need for a REP.
- vi) Commissioner Dankert
 - (1) On indicator 30 for Environment & Sustainability, where are we at in this process?
 - (a) The Equity Indicators Report is separate from the REP. This report captures the disparities that inform the need for a REP.
- vii) Michael Martin
 - (1) How are we ensuring industry isn't near people in a problematic way?
 - (a) This issue is embedded in the REP, under the Planning & Urban Design Department (PUD) (4th measure), including ensuring Boards & Commissions are accurately reflective of the population.
- viii) Dr. Maria Boccalandro
 - (1) On indicator 36, encourage you to make this broader. Consider last mile connection.
- ix) Commissioner Derrough
 - (1) Regarding funding for infrastructure in Joppa, what was the community engagement process that led to the equity priorities in this area?
 - (a) In addition to community meetings, concerns were brought to OEI through the Housing Department. The City Manager identified projects that would advance racial equity and that were ready to go this year.
 - (2) Regarding economic development, what zoning changes are being done to support this (esp. in Joppa)?
 - (a) PUD is looking at this in the ForwardDallas Comprehensive Land Use Plan. We can take these recommendations to that department.
- x) Chair Bazan
 - (1) The tie between zoning, land use, and negative environmental impacts to residential communities is undeniable. Historical zoning that allowed pollution to impact communities of color should be prioritized. What page is this action target on?
 - (a) Page 109-110: Measures 4, 6
 - (2) What retroactively addresses existing zoning incompatibilities now (not future land use decisions)?
 - (a) For OEQS specifically, we want to use tools like EJSCREEN and air monitoring data to inform the focus of our actions.
 - (3) For 2023 equity indicators, I would like to see something that evaluates industrial and residential adjacency as a measure of proximity to air pollution sources, hazardous waste generators, or locations that have environmental regulatory violations.
 - (4) Will the community be informed when changes are made to the plan?

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- (a) Yes - this will be on the dashboard and through the OEI newsletter (mitigating effects of a digital divide).
- (5) Has the Spanish version of the REP been published?
 - (a) Yes – it is online (in top four languages).
- (6) What kind of engagement will occur around newly proposed equity indicators and will the community be able to see them at least 30 days prior to adoption?
 - (a) We will roll out what this plan looks like.
- xi) Commissioner Lachman
 - (1) Emphasis on outdoor air quality is commendable. Suggest matching pollution data with health claims data.
 - (a) We would like to engage the commission’s Environmental Justice (EJ) Committee to work through what might be the best EJ indicators.
- xii) Rita Beving
 - (1) Would like to encourage in-person meetings to disseminate information (in addition to the newsletter and dashboard).
 - (a) OEI also opened a telephone line to receive input. Whatever is published on the dashboard, will be provided in other effective ways simultaneously.
- xiii) David Marquis
 - (1) Can we, on a regular basis, receive updates on whether or not we’re achieving goals?
 - (a) This plan, under each department, states specifically what each department will do, and by when. Updates will be provided to the Workforce, Education, & Equity Committee.
- xiv) Alan Hoffmann
 - (1) Would like to see broadband expansion.
- xv) Dr. Folashade Afolabi
 - (1) Be careful about relying solely on air monitors as indicators of pollution. Working with the EJ Committee will be important. On progress measure HR2, 1-3% isn’t enough – encourage increasing.

II) Zoning Code Revisions for Concrete and Asphalt Batch Plants – Phase II

[Lori Levy, Senior Planner, Planning & Urban Design Department; Ashley Mitchell, GIS Manager, Planning & Urban Design Department]

Attachment: [Presentation](#)

- a) The speaker briefed the commission on an overview of the two-phased approach to addressing land use issues through zoning code revisions, in addition to the development of a **draft** Batch Plant Interactive Map tool.
- b) Questions/Comments
 - i) Susan Alvarez, Office of Environmental Quality & Sustainability
 - (1) Clarify IR and IM zoning.
 - (a) Industrial research and industrial manufacturing.
 - ii) Commissioner Derrough

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- (1) How do we access this map?
 - (a) Still in draft form and is not yet available to the public.
 - (b) Should be able to give permissions to view.
- iii) Rita Beving
 - (1) Is there any other critical infrastructure (i.e. hospitals, daycares) that can be placed on the map?
 - (a) These layers may be available.
 - (2) Can the commission see a list of comments made by stakeholders?
 - (a) Yes. PUD will put that out to the Zoning Ordinance Advisory Commission (ZOAC).
- iv) Commissioner Hiromoto
 - (1) Question on percentages on slide #9. Regarding tracking proximity to residential districts, are you interested in distances to residences in general or only to residential zoning?
 - (a) Includes distance to residential zoning districts as well as distance to residential structures.
 - (b) Percentages are an analysis of batch plants that were either meeting/exceeding 1,500 feet from each sensitive land use. This includes only currently operational permanent batch plants.
- v) David Marquis
 - (1) City Council charged us with the development of these zoning code revisions. If we request information, it will be available.
- vi) Alan Hoffmann
 - (1) Touch on comments/feedback from the industry.
 - (a) PUD will make this available when it goes to ZOAC.
- vii) Michael Martin
 - (1) Regarding the chart on slide #9, how does this compare to historical percentages? Have these numbers improved?
 - (a) This is the first time we've measured this proximity.
 - (2) How was the buffer of 1,500 feet decided on?
 - (a) TCEQ's recommendation for cities that don't have zoning regulations is 1,320ft. We went beyond that.
- viii) Charlie Dankert
 - (1) Are houses of worship included in the sensitive land use category?
 - (a) We will check to see if we have this dataset.
- ix) Vice Chair Villarreal
 - (1) When is the next ZOAC meeting?
 - (a) October 18th, 2022
 - (b) This topic will not be on that agenda.
 - (2) If base zoning isn't compatible with current/proposed land use, can developers apply for waivers or Specific Use Permits (SUPs)?

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- (a) Under Phase I, you have to apply for an SUP for temporary batch plants.
- (b) For permanent batch plants, right now, under Phase I, they're only allowed in IM districts with an SUP.
- (3) What happens when these industries are zoned out?
 - (a) It depends on how the code is written. As far as enforcement, if someone's not compliant, Code Compliance would investigate.
- x) Chair Bazan
 - (1) Thank you!
 - (2) It is clear there has been a historic concentration of batch plants in South and West Dallas.
 - (3) Would like to see the draft recommendations as soon as available, as well as the considerations being put into Phase II so the commission can submit feedback.
- xi) Commissioner Lachman
 - (1) Addressing this promotes equity!
- xii) Rita Beving
 - (1) Reminder that only 8% of batch plants are under enhanced controls. Most are under standard permits. Can circulate an Interim Legislative Report. There is a push to ask for all concrete batch plants to be under enhanced controls in addition to a public hearing.
- xiii) Tracy Wallace
 - (1) Is there a way to get medical information related to buffer zone distance?
 - (a) There are numerous studies. We can potentially have the Environmental Health Committee look at this topic. The TCEQ doesn't require air dispersion modeling for concrete batch plants.

DISCUSSION ITEMS

I) Monthly Subcommittee Updates

- a) The Environmental Health and Outreach & Engagement Committees provided a monthly update.

II) Monthly District Updates from Commissioners

- a) Commissioner Thompson (D4), Vice Chair Villarreal (D6), Commissioners Derrough (D7), Roberson (D8), Murray (D11), Lachman (D12), Dankert (D13), Day (D14), Hiromoto (D15), Chair Bazan (D9), Alan Hoffmann, and Rita Beving provided updates on events and meetings they've attended on behalf of their districts.
- b) Michael Martin and Commissioner Roberson provided additional comments.

III) Upcoming Meetings

- a) Environment & Sustainability Council Committee: Monday, November 7, 2022, 9:00am. – 11:00a.m.
- b) Environmental Commission: Wednesday, November 9, 2022, 5:30p.m. – 7:30p.m.

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OF OCTOBER 12, 2022**

ADJOURNMENT

After all business of the Environmental Commission had been considered, Commissioner Thompson moved to adjourn the meeting. The motion was seconded by Commissioner Wallace and unanimously accepted (Commissioner Hiatt Haigh absent). The Environmental Commission meeting was adjourned at 8:13p.m.

Erin Diehl

Drafted by:
Erin Diehl, Board Coordinator
Office of Environmental Quality & Sustainability

11/05/2022

Date

Kathryn Bazan

Approved by:
Kathryn Bazan, Chair
Environmental Commission

Nov 16, 2022

Date

Attachments:
[Meeting Recording](#)