



Environmental Commission

Meeting Minutes (*revised*)

Regular Meeting | Wednesday, April 13, 2022

[Agenda](#)

Call to Order 5:34 p.m.

Public Comment / Open Microphone

Speaker: Andy Wallace, 4435 Westway Ave. Dallas, TX 75205

Topic(s): Voluntary Noise Abatement Program Overview & Update Recommendations

Speaker: Susanna Brown, 4175 Wilada Dr. Dallas, TX 75220

Topic(s): Voluntary Noise Abatement Program Overview & Update Recommendations

Speaker: Michael Cintron, 3134 Darvany Dr. Dallas, TX 75220

Topic(s): Voluntary Noise Abatement Program Overview & Update Recommendations

Speaker: Ruth Ortiz, 3645 Matador Dr. Dallas, TX 75220

Topic(s): Voluntary Noise Abatement Program Overview & Update Recommendations

Approval of [Minutes](#)

Commissioner Derrough moved to adopt the minutes as presented.

Motion seconded by Commissioner Wootton and unanimously adopted.

Briefing Items

1. **Environmental Design Standards for Surface Parking - *Andreea Udrea, Assistant Director, Planning & Urban Design; Lori Levy, Senior Planner, Planning & Urban Design***

Attachment: [Presentation](#)

- a. The speakers briefed the Commission on the status of draft amendments to parking regulations in the City's development code and presented the draft green factor section out of the proposed environmental standards of the draft design standards.
- b. Questions
 - i. Commissioner Hiatt Haigh
 1. What entities will follow these standards/who does this scoring apply to?
 - a. Emphasis that these updates aren't complete yet - recommendations will go through ZOAC, CPC, and Council. Goal is that this will be a requirement for any new development/redevelopment (public and private)
 2. Opportunity to expedite and apply these changes first to the City's own property portfolio in support of the CECAP?
 - a. In this situation, we should remain focused on a full-on reform rather than a phased approach
 - ii. Commissioner Wallace
 1. Clarifying: This excludes restaurants and bars?

- a. This is in reference to what the City was charged to look at (includes bars and restaurants)
 - b. Transit-oriented development is separate
- iii. David Marquis
 - 1. In the past, we were considering additional fees for companies that poured excess concrete without taking green building into account...we should still consider this in addition to incentives. This is crucial considering effects on stormwater runoff
 - 2. Considerations shouldn't only be for commercial, but residential as well (i.e. people paving over their yards)
 - a. Incentives are good, but we need to start requiring the things we want to make happen
 - b. The residential portion is included in design standards
- iv. Commissioner Lachman
 - 1. In the green factor calculation, how are valet parking spaces considered?
 - a. This is more of a parking management strategy. By code, valet is allowed (on private property)
 - b. Valet isn't included in the parking reduction
 - c. There are points in the green factor sheet for reduction of parking, so in this way, valet parking indirectly plays into the green factor
- v. Vice Chair Villarreal
 - 1. This will result in less parking, correct?
 - a. When we're talking about parking, we're talking about behavior, i.e. driving
 - b. At a base level, this is a way of acknowledging that transportation doesn't just mean driving
 - c. There isn't a goal in City policy that says parking must be reduced by a certain amount - right now goals are related to reducing vehicle miles traveled (which impacts parking)
 - 2. If a shift in types of mobility is the goal, would like to see more about EV, bicycle parking, etc.
 - a. This is included
 - 3. Hopefully this won't funnel everyone to parking garages and make parking less affordable
- vi. Commissioner Derrough
 - 1. Valet parking often takes up handicap parking spaces - please speak to that
 - a. This is a code/parking enforcement-related topic
- vii. Dr. Maria Boccalandro
 - 1. Parking, mobility, air quality, and quality of life are interconnected. Would like to disincentivize people from bringing their cars downtown. Planning should be connected to changing behavior. In other cities, there are edible gardens in parking lots (addresses food security issues).
 - a. There are points awarded in green factor scoresheet for edible gardens in parking areas
- viii. Commissioner Hiatt Haigh
 - 1. Once approved, who is responsible for maintaining green spaces on private developments after they've received their initial score?
 - a. Responsibility is on the property owner. If they violate, it's a code enforcement issue
 - 2. What is the timeline to move this? In the interim, what is the process to follow regarding converting a parking space to an EV charging station (i.e. DART has the money to do this right now)
 - a. This can be a staff decision and can be addressed in the work plan

ix. Chair Bazan

1. Highlighting the emphasis on changing behavior. In order to meet CECAP goals, we must think about alternate modes of transportation

2. **Voluntary Noise Abatement Program Overview & Update Recommendations – *Mark Duebner, Director, Department of Aviation***

Attachments: [Presentation](#)

- a. The speaker briefed the commission on an overview and history of the Voluntary Noise Program, the City Auditor's report findings regarding the program, the Department's update recommendations, and next steps related to gaining community input before final recommendations are made.

b. Questions

i. Chair Bazan

1. Why did the City not do the Part 150 Study?
 - a. The study does what the City already does on an annual basis. This could create complications regarding land use around the airport
2. But this is only a study; there is nothing enforceable about these recommendations?
 - a. Yes. The limiting factor of the noise program is the gate restriction. We've been stable.
3. Can we loop in Friends of Bachman Lake in the stakeholder group?
 - a. Yes

ii. Rita Beving

1. Timeline on stakeholder engagement and final recommendations?
 - a. Recommendations should be formed late summer and be wrapped up by the end of the year

iii. Vice Chair Villarreal

1. We must answer the residents who are concerned that a voluntary program isn't enough
2. The FAA is considering changing the standard from 65 DNL to 50, correct?
 - a. The FAA is undergoing a study, but they have no position that they're reviewing the 65 DNL contour
3. Would parts 150 and 160 involve the destruction of homes? Wouldn't sound mitigation in homes be the first step?
 - a. You can do soundproofing. Eligibility is inside 65 contour. This would be a question of funding availability.
4. What are entitlement and discretionary funds used for?
 - a. Funds for the Airport Improvement Program have strict applicability requirements. They can only be used for facilities, operations, and runway and taxiway improvements.
 - b. AVI leases property to private entities who develop the properties
5. Include commercial, GA, and City officials in stakeholder groups to bring the deciders to the people

iv. Commissioner Wootton

1. Is it true that passenger facility charges (PFCs) can be used for FAA approved expenses after a Part 150?
 - a. PFCs aren't eligible for sound-mitigation
2. The FAA website says PFC funding summary for noise compatibility projects. What is that?
 - a. We could review that. I have not looked at what you're looking at, specifically.
3. Would we figure this out if we did a Part 150?

- a. 150 study is required to use IAP funds for noise mitigation (expenses outside the airport)
 - 4. Why shouldn't we do this study?
 - a. The 150 study will tell us what we already know
 - b. The recommendations that come out of this study would then guide policy decisions for the incompatible uses around the airport
 - 5. The study would provide policy recommendations (not requirements), and would open the airport to Federal funds, correct?
 - a. The airport is already open to Federal funds – the question is in regard to using Federal funds outside the airport for soundproofing activities within the 65 contour
 - 6. You could insulate a home within the 65 contour with federal funds if you did the study?
 - a. It depends on eligibility requirements
 - b. If the study was done, the FAA could say the airport failed to comply with the recommendations of the study
 - c. The recommendation will not be to let more people live within the 65 contour and provide better soundproofing, it will be to remove incompatible uses and prevent those uses in the future
- v. David Marquis
 - 1. There's already funding available – why not address this from a point of view that removes the FAA. Priority should be helping the citizens who live close to Love Field (i.e. with soundproofing) with whatever funding is available
- vi. Commissioner Lachman
 - 1. Support of removing nighttime air restriction/preferential runway
 - a. It appears we have inequitably dumped noise on residents on the West side
 - 2. There is an opportunity to improve the area with safe affordable housing. We should work on a wider basis outside just noise abatement
- vii. Commissioner Wallace
 - 1. Appreciate the focus on equity
 - 2. The Property Assessed Clean Energy Program (PACE) could apply to commercial properties
 - 3. For home modifications related to sound-mitigation there is an income tax credit that people could file for (but ITC may not be realized for low-income homeowners)
 - 4. Dallas County's Weatherization Assistance Program is also an option
 - 5. Low-income homeowners might not know about these programs. Education is key
 - 6. Was soundproofing for schools completed?
 - a. Yes - four schools and one church
- viii. Commissioner Lachman
 - 1. It has been over 30 years since the last assessment. Should there be a requirement to do an assessment every 10 years?
- ix. Commissioner Dankert
 - 1. We need a multi-pronged approach. We should consider the Part 150 study
 - 2. Invite schools to stakeholder group meetings
 - 3. Is information available regarding how the airport is using funds from airport improvement program grants and PFCs?
 - a. Yes. Details are listed in City's budget documentation
 - 4. Please provide this to the Commission

5. As a part of the 150 study, the FAA is required to submit an approval or disapproval of the City's noise compatibility program. Would you expect it to be disapproved?
 - a. A number of the recommendations are incompatible and could be disapproved (i.e. preferential runway program)
6. Any reason to believe a 150 study would provide different noise contour levels than AVI's annual report?
 - a. No
7. Is the City doing anything to soundproof residential areas?
 - a. We have no soundproofing program for those within 65 contour
8. Reiterate recommendations for noise programs impacting general aviation during nighttime hours
 - a. Recommendations are related to airport usage – general aviation can operate at any time. When we measure adherence to the preferential runway program, the largest violator is the GA community (some of that is operational). There are many factors that go into what runway a pilot uses
9. Is the GA landing fee still in effect and can it vary by time of day?
 - a. Still in effect, and can't vary by hour
10. Can this ordinance be changed?
 - a. We must charge the same amount to everyone equally
- x. Michael Martin
 1. Invitation to come back to the Commission to present the sustainability strategy for the airport (i.e. emission reduction plans)
 - a. The airport has achieved level 2 carbon accreditation (working on level 3)
 - b. Happy to come back and brief on this
- xi. Chair Bazan
 1. FYI: Love Field Environmental Advisory Committee meeting tomorrow
- xii. Rita Beving
 1. When was soundproofing in schools and churches done and where did funding come from?
 - a. Soundproofing was done in 1994. Unsure of funding source.
 2. Do we know how many single homes vs. multi-family units are within 65 contour?
 - a. We can get this to the Commission

Technical Briefing

1. **Solar Energy for Dallas Commercial Buildings – R. Michael Martin, Technical Panel Member – Energy, Environmental Commission**
 Attachments: [Presentation](#)
 - a. The speaker briefed the Commission on solar opportunities for commercial buildings in Dallas as well as recommendations related to accelerating solar adoption
 - b. Chair Bazan: Inviting the Commission to direct questions to Mr. Martin as our technical panel resource on energy

Discussion Items

1. **Monthly District Updates from Commissioners**

Chair Bazan (D9), Vice Chair Villarreal (D6), Commissioners Wootton (D2), Thompson (D4), Wallace (D5), Derrough (D7), Day (D14), Rita Beving, Alan Hoffmann, David Marquis, and Commissioner Lachman (D12) highlighted recent events and updates from their districts.

2. Monthly Subcommittee Updates

- a. Outreach & Engagement
 - i. Chair Bazan updated the Commission on Outreach & Engagement Committee efforts
- b. Environmental Health
 - i. Chair Bazan summarized Chair Thompson's update on the Environmental Health Committee meeting

3. Office of Environmental Quality & Sustainability (OEQS) Earth Month Outreach & Events Update

- a. OEQS Director, Carlos Evans, updated the Commission on details of the North Texas Climate Symposium (April 19, 2022)
- b. OEQS Assistant Director, Susan Alvarez, updated the Commission on OEQS's involvement in additional upcoming events

4. Environmental Commission Retreat Planning

- a. Chair Bazan solicited input from the Commission regarding thoughts around a strategic planning retreat. Date/time options will be presented soon.

5. Upcoming Meetings

Environment & Sustainability Committee: Monday, May 2, 2022, 9:00a.m. – 11:00a.m.
Environmental Commission: Wednesday, May 11, 2022, 5:30p.m. – 7:30p.m.

Adjournment

Vice Chair Villarreal motioned to adjourn the meeting.
Commissioner Wootton seconded the motion.
The motion to adjourn was unanimously approved. (Roberson absent when vote taken)

The Commission adjourned at 8:36 p.m.

Approval for transmission:

Kathryn Bazan

Kathryn Bazan (May 6, 2022 11:55 CDT)

Kathryn Bazan, Chair

May 6, 2022

Date

Erin Diehl

Erin Diehl, Board Coordinator

May 6, 2022

Date