



Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes

August 2, 2022

5ES, Dallas City Hall/Videoconference

9:00 a.m.

ATTENDEES:

ZOAC Members Present: Joanna Hampton (Chair), Lorie Blair (Vice-Chair) (arrived 9:09 am), Enrique MacGregor (arrived 9:12 am), Ryan Behring, Larry Hall, Ann Bagley, Mark Rieves, Amanda Popken

ZOAC Members Absent: None

City Plan Commission Members Present: Melissa Kingston, Claire Standard, Tipton Housewright

City Council Members Present: None

City Staff: Julia Ryan, Andrea Gilles, Andreea Udrea, Arturo Del Castillo, Lori Levy, Mike King, Erica Greene (Planning and Urban Design), Jeremy Reed, Sarah May (Development Services), Lesli Bills, Lance Sehorn (Controller's Office), Casey Burgess, Brian King, Suzanne Knupple (City Attorney's Office).

The meeting was called to order at 9:04 a.m. by Joanna Hampton (Chair).

DISCUSSION

(1) **DCA212-002**
Andreea Udrea

Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations.

Ms. Udrea read the item into the record and opened the discussion calling for questions from the ZOAC members. Ms. Udrea provided clarification and asked for direction on several sections of the proposal.

MOTION #1

Motion to hold DCA212-002 under advisement until the meeting of August 16, 2022 and direct staff to respond to the following:

1. Distribute map of registered and suspected Short -term Rentals.
2. Provide additional information for owner occupancy option addressing:
 - a. Typical provisions from other municipalities
 - b. Metrics to establish occupancy
 - c. How owner occupancy would be considered under state law
3. Provide response for proposed zoning regulations to consider occupancy and parking requirements.
4. Provide response on proposed districts to allow new use eliminating non-residential districts, such as industrial uses per discussion.
5. Provide draft language for land use purpose statement to be included with ordinance.

Motion: Enrique MacGregor
2nd: Larry Hall

Result: Passed: 8-0
For: Hall, Blair, Hampton, MacGregor, Rieves, Behring, Bagley, Popken
Against: none
Absent: none

MOTION #2

Motion to approve the minutes from the July 21, 2022 ZOAC meeting.

Motion: Enrique MacGregor
2nd: Larry Hall

Result: Passed: 8-0
For: Hall, Blair, Hampton, MacGregor, Rieves, Behring, Bagley, Popken
Against: none
Absent: none

MOTION #3

Motion to adjourn meeting.

Motion: Larry Hall
2nd: Enrique MacGregor

Result: Passed: 8-0
For: Hall, Blair, Hampton, MacGregor, Rieves, Behring, Bagley, Popken
Against: none
Absent: none



The meeting was adjourned at 11:22 a.m.

NOTE: For more detailed information on discussion of an issue(s) heard during this meeting, refer to the audio recording retained on file in the Planning & Urban Design Department, Dallas City Hall, Room 5BN.