



Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes
August 30, 2022
Council Chambers City Hall/Videoconference
9:00 a.m.

ATTENDEES:

ZOAC Members Present: Joanna Hampton (Chair), Lorie Blair (Vice-Chair), Enrique MacGregor, Ryan Behring, Larry Hall, Ann Bagley, Mark Rieves, Amanda Popken (left at 11:28 am)

ZOAC Members Absent: None

City Plan Commission Members Present: Tony Shidid (Chair), Melissa Kingston

City Council Members Present: None

City Staff: Julia Ryan, Andreea Udrea, Arturo Del Castillo, Donna Moorman, Steven Doss, Lori Levy, Mike King, Jenniffer Allgaier (Planning and Urban Design), Jeremy Reed (Code Compliance), Andres Espinoza, Philip Erwin, Sarah May (Development Services), David Nevarez (Transportation – Development Services), Sarah Standifer (Water Utility), Casey Burgess, Brian King, Bert Vandenberg (City Attorney’s Office), Claire Noble (City Manager’s Office)

Roll call was taken at 9:28 a.m. followed by a recess, called by Joanna Hampton (Chair), due to technical difficulties. The meeting was called to order at 10:09 a.m. by Joanna Hampton (Chair).

DISCUSSION

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| <p>(1) DCA212-009
Philip Erwin</p> | <p>Consideration of amending Chapters 51A of the Dallas Development Code, with consideration to be given to amending Sections 51A-10.101, 10.103, 10.135 and 10.140 to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City’s population of trees.</p> |
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Mr. Erwin read the item into the record, provided a presentation, and gave an overview of the purpose and proposed amendments of Article X. Mr. Erwin provided clarification as needed.

MOTION #1

Motion to follow staff recommendation as in the [August 30, 2022] docket and forward to CPC.

Motion: Larry Hall
2nd: Lorie Blair

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

- (1) DCA212-002** **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.**
Steven Doss

Mr. Doss read the item into the record, provided a presentation, provided an update to proposed amendments based on ZOAC direction, and opened the discussion calling for questions from the ZOAC members. Mr. Doss provided clarification as needed. Chair Hampton opened the public comment period during which 37 speakers were heard before discussion continued.

MOTION #1

Motion to direct staff to bring back the following:

- 1. Include in the districts listed in 3(b) of the staff report consideration of the R, A(A), D, TH, MF-1(A), MF-1(SA), CH, and MH districts and regulations for each; and**
- 2. Consider moving off-street parking requirements in 3(c) of the staff report from the zoning regulations to the licensing provisions for STRs.**

Motion: Enrique MacGregor
2nd: Larry Hall

Result: Failed: 3-4



For: MacGregor, Hall, Behring
Against: Hampton, Blair, Rieves, Bagley
Absent: Popken (left at 11:28 am)

MOTION #2

Motion to direct staff to bring back the following:

1. Include in the districts listed in 3(b) of the staff report;
2. Further review and make provide recommendations to regulate STRs as an accessory use, such as home-sharing modeled after the City of Los Angeles, specifically to allow the use of a dwelling unit for overnight accommodation for fewer than 30 consecutive days in a rental period and others as discussed.

Motion: Joanna Hampton
2nd: Ann Bagley

Result: Failed: 3-4
For: Hampton, Blair, Bagley
Against: MacGregor, Rieves, Behring, Hall
Absent: Popken (left at 11:28 am)

MOTION #3

Motion to approve staff recommendation as in the [August 30, 2022] docket and forward to CPC.

Motion: Mark Rieves
2nd: Lorie Blair

Result: Failed: 3-4
For: Blair, Rieves, Bagley
Against: Hampton, MacGregor, Behring, Hall
Absent: Popken (left at 11:28 am)

MOTION #4

Motion to reconsider Motion #2 made by Madame Chair Hampton as follows:

- 1. Include in the districts listed in 3(b) of the staff report;**
- 2. Further review and make provide recommendations to regulate STRs as an accessory use, such as home-sharing modeled after the City of Los Angeles, specifically to allow the use of a dwelling unit for overnight accommodation for fewer than 30 consecutive days in a rental period and others as discussed.**

Motion: Mark Rieves
2nd: Ann Bagley

Result: Passed: 5-2
For: Hampton, Blair, Rieves, Bagley, Hall
Against: MacGregor, Behring
Absent: Popken (left at 11:28 am)

MOTION #1

Motion to approve the minutes from the August 16, 2022 ZOAC meeting.

Motion: Larry Hall
2nd: Enrique MacGregor

Result: Passed: 7-0
For: Hall, Blair, Hampton, MacGregor, Rieves, Behring, Bagley
Against: none
Absent: Popken (left at 11:28 am)

MOTION #1

Motion to approve meeting dates for ZOAC for the remainder of calendar year 2022 as follows:

- 1. Sept. 13th**
- 2. Sept. 27th**
- 3. Oct. 4th**
- 4. Oct. 18th**
- 5. Nov. 1st**
- 6. Nov. 15th**
- 7. Dec. 13th**

Motion: Enrique MacGregor
2nd: Larry Hall

Result: Passed: 7-0



For: Hall, Blair, Hampton, MacGregor, Rieves, Behring, Bagley
Against: none
Absent: Popken (left at 11:28 am)

The meeting was adjourned at 2:43 pm.

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.