



**Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes**

June 23, 2022

Council Chambers, Dallas City Hall/Videoconference

8:30 a.m.

**ATTENDEES:**

**ZOAC Members Present:** Joanna Hampton (Chair), Lorie Blair (Vice-Chair), Enrique MacGregor, Larry Hall, Ann Bagley, Ryan Behring, Mark Rieves

**ZOAC Members Absent:** Amanda Popken (camera off on-line)

**City Plan Commission Members Present:** Brent Rubin (Vice-Chair; 10:09 am), Claire Standard, Melissa Kingston (8:52 am)

**City Council Members Present:** Paul Ridley

**City Staff:** Julia Ryan, Andrea Gilles, Andreea Udrea, Lori Levy, Mike King, Jason Pool, Donna Moorman, Lawrence Agu, Erica Greene, Liliana Lopez, Jennifer Allgaier (Planning and Urban Design), Sarah May, Ronda Kemp, Teaseia Blue (Development Services), David Nevarez, Changho Yi (Transportation), Jeremy Reed (Code Compliance), Casey Burgess, and Brian King (City Attorney's Office).

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The meeting was called to order at 8:32 a.m. by Joanna Hampton (Chair).

**DISCUSSION**

**(1) DCA212-006**

Steven Doss  
Sarah May

**Consideration of amending the Dallas Development Code Sections 51A-2.102 Definitions, 51A-4.408 Maximum Building Height, and related sections to modify how building height is measured.**

Ms. May read the item into the record and presented updates to the proposed amendments to the Dallas Development Code Chapter 51 and 51A to revise the definition of maximum building height and related sections regarding how building height. The Committee asked staff questions and offered suggestions to add clarity.

**Speakers:** no speakers.

**(2) DCA212-002**

Julia Ryan

**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 presented an overview of the proposed amendments to the Dallas Development Code Chapter 51 and 51A to amend “lodging uses” and define a new “short-term rental lodging” use with regulations. The Committee asked staff questions and offered suggestions to add clarity.

Speakers: 49 speakers.

**MOTION #1**

**Motion to hold DCA212-006 under advisement until the July 21, 2022 meeting with direction for staff to address the following:**

1. How below grade floors are considered with proposed building height definition; and
2. Request for engineering staff to be available for meeting of July 21, 2022

**Motion:** Enrique MacGregor  
**2<sup>nd</sup>:** Hall

**Result:** Passed: 7-0  
For: MacGregor, Blair, Hampton, Hall, Rieves, Bagley, Behring  
Against: none  
Absent: Amanda Popken

**MOTION #2**

**Motion to hold DCA212-002 under advisement until the July 7, 2022 meeting with direction for staff to bring back the following:**

1. Post Murray Cox data to code amendment webpage;
2. Post City Council briefings, white papers, and QLC committee briefings to code amendment webpage;
3. Provisions to include in zoning regarding noise, light and sound;
4. Evaluate Multifamily provisions per other zoning districts; and
5. Platform requirements that may be appropriate within zoning



**Motion:** Lori Blair  
**2<sup>nd</sup>:** Enrique MacGregor

**Result:** Passed: 7-0  
For: MacGregor, Blair, Hampton, Hall, Rieves, Bagley, Behring  
Against: none  
Absent: Amanda Popken

**MOTION #3**

**Motion to approve the minutes from the June 2, 2022 ZOAC meeting.**

**Motion:** MacGregor  
**2<sup>nd</sup>:** Larry Hall

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

The meeting was adjourned at 11:33 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.*