



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

August 16, 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 (arrived 9:20am)

**ZOAC Members Absent:** None

**City Plan Commission Members Present:** Claire Stanard, Deborah Carpenter

**City Council Members Present:** None

**City Staff:** Julia Ryan, Andrea Gilles, Andreea Udrea, Arturo Del Castillo, Steven Doss, Mike King, Lawrence Agu, Chalonda Mangwiro-Johnson, Jenniffer Allgaier (Planning and Urban Design), Jeremy Reed (Code Compliance), Gerry Lington (City Controller's Office), Casey Burgess, Bert Vandenburg, Brian King, Laura Morrison (City Attorney's Office)

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The meeting was called to order at 9:07 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.**

Mr. Doss read the item into the record, provided a presentation, and opened the discussion calling for questions from the ZOAC members. Ms. Udrea and Mr. Doss provided clarification as needed. Chair Hampton opened the meeting to registered speakers after an hour of discussion where 44 speakers were heard before discussion continued.

Chair Hampton requested for staff to provide a revised ZOAC meeting schedule for the remainder of the year to be considered at the August 30th meeting.

**MOTION #1**

**Motion to follow staff recommendation as in the [August 16, 2022] docket and add:**

- 1. A Purpose Statement:**
  - to establish regulations for the protection of the health and safety of occupant(s) of short-term rental properties,
  - to protect the integrity of the districts in which short term rental properties operate.
  - to preserve the neighborhood character of residential districts within the City of Dallas and to minimize adverse impacts to the housing supply caused by the conversion of residential units to transient use.
  
- 2. For all MF zoning categories, limit the number of total units to 6 or 10%, whichever is less.**
  
- 3. Prohibit STRs from any development that has utilized the affordable housing density bonus.**

**Motion:** Mark Rieves  
**2<sup>nd</sup>:** Lorie Blair

**Result:** Failed: 4-4  
For: Blair, Hampton, Rieves, Bagley  
Against: Hall, MacGregor, Behring, Popken  
Absent: none

**MOTION #2**

**Motion to request that staff provide the ordinance per original motion for Committee consideration at the August 30, 2022 meeting.**

**Motion:** Joanna Hampton  
**2<sup>nd</sup>:** Enrique MacGregor

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



**MOTION #3**

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

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

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

**MOTION #4**

**Motion to adjourn meeting.**

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

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

The meeting was adjourned at 12:40pm

*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.*