



**Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes**  
October 4, 2022  
Scheduled in room 6ES, moved to Council Chambers/Videoconference  
9:00 a.m.

**ATTENDEES:**

**ZOAC Members Present:** Joanna Hampton (Chair), Lorie Blair (Vice-Chair), Enrique MacGregor – present at 9:12 a.m., Ryan Behring, Larry Hall, Mark Rieves, Amanda Popken – present at 9:14 a.m.

**ZOAC Members Absent:** Ann Bagley

**City Plan Commission Members Present:** Melissa Kingston, Claire Stanard, Tony Shidid

**City Council Members Present:** None

**City Staff:** Julia Ryan, Andrea Gilles, Andreea Udrea, Arturo Del Castillo, Steven Doss, Mike King, Sarah May, Megan Wimer (Planning and Urban Design), Casey Burgess, Brian King, Matthew Green (City Attorney’s Office), Dr. Brita Andercheck, Anamika Anand (Data Analytics and Business Intelligence), David Nevarez (Transportation Development Services), Jeremy Reed (Code Compliance)

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The meeting was called to order at 9:01 a.m. by Joanna Hampton (Chair).

**DISCUSSION**

- (1) **DCA212-002**  
Steven Doss      **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.**
  
- (2) **DCA212-010**  
Steven Doss      **Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.217, “Accessory Uses” and Section 51A-4.217 “Accessory uses” to define a new use called “Home-sharing” and related regulations.**

Mr. Doss read the item into the record. Chair Hampton asked Director of Data Analytics and Business Intelligence, Dr. Brita Andercheck, to provide an overview of the STR Complaint Survey data and opened it up for questions. Mr. Doss presented updates to the staff report and opened the discussion calling for questions from ZOAC members, and Ms. May, Ms. Wimer, Mr. Reed and Mr. Doss provided clarification as needed. Chair Hampton opened the meeting to registered speakers where 36 were heard before Motions for DCA212-002 and DCA212-010 were made.

**MOTION #1**

**Motion that case DCA212-010 not move forward to City Plan Commission:**

**Motion:** Amanda Popken  
**2<sup>nd</sup>:** Mark Rieves

**Result:** Passed: 4-3  
For: Blair, Hampton, Rieves, Popken  
Against: Hall, MacGregor, Behring  
Absent: Bagley

**MOTION #2**

**Motion to forward case DCA212-002 to City Plan Commission with the following recommendations:**

1. Create a Purpose statement as written on the docket (Page 3) that states:

Establish regulations to protect the health and safety of occupants of short-term rental properties, protect the integrity of the districts in which short-term rental properties operate, and preserve the neighborhood character of residential districts within the city and minimize adverse impacts to the housing supply caused by the conversion of residential units to transient use.

2. Follow the previously Proposed Amendment (Page 6) of the docket for SEC 51A-4.205.

LODGING USES except for the following:

- a. In section (3)(B) – “Districts Permitted” delete “MF-2(A), MF-2(SAH), MF-3(A), MF-4(A)”;  
and
- ~~a-b.~~ strike section (3)(E)(iv).

**Motion:** Amanda Popken  
**2<sup>nd</sup>:** Mark Rieves



**Result:** Passed: 4-3  
For: Blair, Hampton, Rieves, Popken  
Against: Hall, MacGregor, Behring  
Absent: Bagley

**MOTION #3**

**Motion to approve the amended minutes from the August 30, 2022 ZOAC meeting.**

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

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

**MOTION #4**

**Motion to approve the minutes from the September 13, 2022 ZOAC meeting.**

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

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

The meeting was adjourned at 11:56 am.

*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.*