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**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

*1500 Marilla Street,  
Council Chambers, 6th Floor  
Dallas, Texas 75201*

**Public Notice**

**2 3 0 2 6 0**

**POSTED** CITY SECRETARY  
DALLAS, TX



**Quality of Life, Arts, and Culture Committee**

**March 20, 2023**

**9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## 2022 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
<b>ECONOMIC DEVELOPMENT</b> Atkins (C), Arnold (VC), McGough, Narvaez, Resendez, West, Willis	<b>ENVIRONMENT AND SUSTAINABILITY</b> Blackmon(C), Ridley (VC), Arnold, Bazaldua, Resendez, Schultz, West
<b>GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT</b> Mendelsohn (C), Willis (VC), Atkins, Bazaldua, McGough, Ridley, West	<b>HOUSING AND HOMELESSNESS SOLUTIONS</b> Thomas (C), Moreno (VC), Arnold, Blackmon, Mendelsohn, Ridley, Schultz
<b>PUBLIC SAFETY</b> McGough (C), Mendelsohn (VC), Atkins, Moreno, Resendez, Thomas, Willis	<b>QUALITY OF LIFE, ARTS, AND CULTURE</b> Bazaldua (C), West (VC), Arnold, Blackmon, Narvaez, Ridley, Thomas
<b>TRANSPORTATION AND INFRASTRUCTURE</b> Narvaez (C), Atkins (VC), Bazaldua, Mendelsohn, Moreno, Schultz, Willis	<b>WORKFORCE, EDUCATION, AND EQUITY</b> Schultz (C), Thomas (VC), Blackmon, McGough, Moreno, Narvaez, Resendez
<b>AD HOC JUDICIAL NOMINATING COMMITTEE</b> Resendez (C), Arnold, Bazaldua, Ridley, Thomas, West, Willis	<b>AD HOC LEGISLATIVE AFFAIRS</b> Atkins (C), McGough, Mendelsohn, Narvaez, Willis
<b>AD HOC COMMITTEE ON PROFESSIONAL SPORTS RECRUITMENT AND RETENTION</b> Johnson (C), Atkins, Bazaldua, Blackmon, Thomas	<b>AD HOC COMMITTEE ON GENERAL INVESTIGATING &amp; ETHICS</b> Mendelsohn (C), Atkins, Blackmon, McGough, Schultz
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(C) – Chair, (VC) – Vice Chair

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## **Handgun Prohibition Notice for Meetings of Governmental Entities**

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*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*



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## Call to Order

## MINUTES

1. [23-818](#) Approval of February 21, 2023 Committee Minutes

**Attachments:** [Minutes](#)

## BRIEFING ITEMS

- A. [23-819](#) Dallas Museum of Art: Current Updates  
[Agustín Arteaga, The Eugene McDermott Director; Tamara Wootton Forsyth, The Marcus-Rose Family Deputy Director; Gowri Sharma, President, DMA Board of Trustees]

**Attachments:** [Presentation](#)

- B. [23-820](#) Draft Short-Term Rental Zoning and Registration Ordinances  
[Julia Ryan, Director, Planning and Urban Design; Chris Christian, Director, Code Compliance Services; Jeremy Reed, Assistant Director Code Compliance Services]

**Attachments:** [Presentation](#)  
[Draft Ordinance](#)  
[Draft Ordinance](#)

## BRIEFING MEMOS

- C. [23-822](#) City of Dallas Youth and Senior Programming  
[Carl Simpson, Assistant City Manager]

**Attachments:** [Memorandum](#)

## EXECUTIVE SESSION

- D. [23-841](#) Legal issues related to potential regulation options for short-term rentals.  
(Tex. Gov't Code § 551.071).

## ADJOURNMENT

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-818

**Item #:** 1.

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Approval of February 21, 2023 Committee Minutes

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, FEBRUARY 21, 2023

23-0010

QUALITY OF LIFE, ARTS, AND CULTURE  
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE  
COUNCILMEMBER ADAM BAZALDUA, PRESIDING

PRESENT: [7] Bazaldua, West, \*Thomas, Arnold (\*\*9:10 a.m.), Narvaez (\*\*9:21 a.m.),  
\*Blackmon, Ridley

ABSENT: [0]

The meeting was called to order at 9:01 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

The meeting recessed at 9:58 a.m. and reconvened to open session at 10:00 a.m.

After all business properly brought before the committee had been considered, the meeting adjourned at 11:13 a.m.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
City Secretary Staff

\_\_\_\_\_  
Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

**\*Note: Members of the Committee participated in this meeting by video conference.**

**\*\* Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, FEBRUARY 21, 2023

EXHIBIT A

**RECEIVED**

**2023 FEB 15 PM 2: 11**

**CITY SECRETARY  
DALLAS, TEXAS**

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<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m81be6b324e35f52327563f4b61b3f190>

### Call to Order

### **MINUTES**

1. 23-577 Approval of January 17, 2023 Committee Minutes

**Attachments:** Minutes

### **BRIEFING ITEMS**

- A. 23-578 Park and Recreation and WellMed Charitable Foundation Partnership Update  
[Crystal R. Ross, Deputy Director, Park and Recreation; Daryl D. Quarles, Senior Program Division Manager, Park and Recreation; Carol Zernial, Executive Director, WellMed Charitable Foundation]

**Attachments:** Presentation

- B. 23-580 Zoo Security Update and Enhancements  
[Ryan O'Connor, Assistant Director, Park and Recreation; Sean Greene, Chief Operating Officer, Dallas Zoo ]

**Attachments:** Presentation

- C. 23-585 Big Cedar Wilderness  
[Ryan O'Connor, Assistant Director, Park and Recreation; Robert Kent, Texas State Director, Trust for Public Land]

**Attachments:** Presentation

### **BRIEFING MEMOS**

- D. 23-587 Short-Term Rental Update  
[Carl Simpson, Assistant City Manager, City Manager's Office]

**Attachments:** Memorandum

- E. 23-588 88th Texas Legislature - Legislation relating to Quality of Life, Arts, and Culture  
[Carrie Rogers, Director, Office of Government Affairs]

**Attachments:** Memorandum

- F. 23-589 Juanita J. Craft Civil Rights House Status Update  
[Liz Cedillo-Pereira, Assistant City Manager, City Manager's Office]

**Attachments:** Memorandum

#### **UPCOMING AGENDA ITEMS**

- G. 23-615 An ordinance amending Chapter 8A, "Boarding Home Facilities," of the Dallas City Code by amending Chapter 8A; **(1)** requiring a license for each boarding home facility; **(2)** amending the requirements for a license application; **(3)** requiring denial of a license for boarding home facilities located within 1,000 feet of another boarding home or group dwelling facility; **(4)** providing that licenses are nontransferable; **(5)** amending the structure and maintenance requirements; **(6)** prohibiting retaliation against residents; **(7)** providing a penalty not to exceed \$2,000.00 and/or 180 days in jail; **(8)** providing a saving clause; **(9)** providing a severability clause; and **(10)** and providing an effective date - Financing: No cost consideration to the City

**Attachments:** Ordinance

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3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, FEBRUARY 21, 2023

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

Item 1: Approval of January 17, 2023 Committee Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember West and unanimously adopted. (Arnold, Narvaez absent when vote taken)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING ITEMS

Item A: Park and Recreation and WellMed Charitable Foundation Partnership Update

The following individuals briefed the committee on the item:

- Crystal R. Ross, Deputy Director, Park and Recreation;
- Daryl D. Quarles, Senior Program Division Manager, Park and Recreation; and
- Carol Zernial, Executive Director, WellMed Charitable Foundation

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING ITEMS

Item B: Zoo Security Update and Enhancements

The following individuals briefed the committee on the item:

- Ryan O'Connor, Assistant Director, Park and Recreation;
- Sean Greene, Chief Operating Officer, Dallas Zoo; and
- Lois Finkelman, Board of Directors, Dallas Zoo



OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING ITEMS

Item C: Big Cedar Wilderness

The following individuals briefed the committee on the item:

- Ryan O'Connor, Assistant Director, Park and Recreation;
- Robert Kent, Texas State Director, Trust for Public Land; and
- Carrie Kasnicha, Executive Director, Guadalupe-Blanco River Authority

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

BRIEFING MEMOS

Item D: Short-Term Rental Update

Item E: 88th Texas Legislature - Legislation relating to Quality of Life, Arts, and Culture

Item F: Juanita J. Craft Civil Rights House Status Update

The committee discussed the items.

# OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

FEBRUARY 21, 2023

## UPCOMING AGENDA ITEMS

Item G: An ordinance amending Chapter 8A, "Boarding Home Facilities," of the Dallas City Code by amending Chapter 8A; **(1)** requiring a license for each boarding home facility; **(2)** amending the requirements for a license application; **(3)** requiring denial of a license for boarding home facilities located within 1,000 feet of another boarding home or group dwelling facility; **(4)** providing that licenses are nontransferable; **(5)** amending the structure and maintenance requirements; **(6)** prohibiting retaliation against residents; **(7)** providing a penalty not to exceed \$2,000.00 and/or 180 days in jail; **(8)** providing a saving clause; **(9)** providing a severability clause; and **(10)** and providing an effective date - Financing: No cost consideration to the City

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE  
TUESDAY, FEBRUARY 21, 2023

EXHIBIT C

# WellMed Charitable Foundation & Dallas Park and Recreation: A Winning Partnership



..... *Supporting seniors and family caregivers*

**February 21, 2023**

# WellMed Charitable Foundation

Supporting Older Adults and Family  
Caregivers in our Communities

## Established in 2006 by Dr. George Rapier

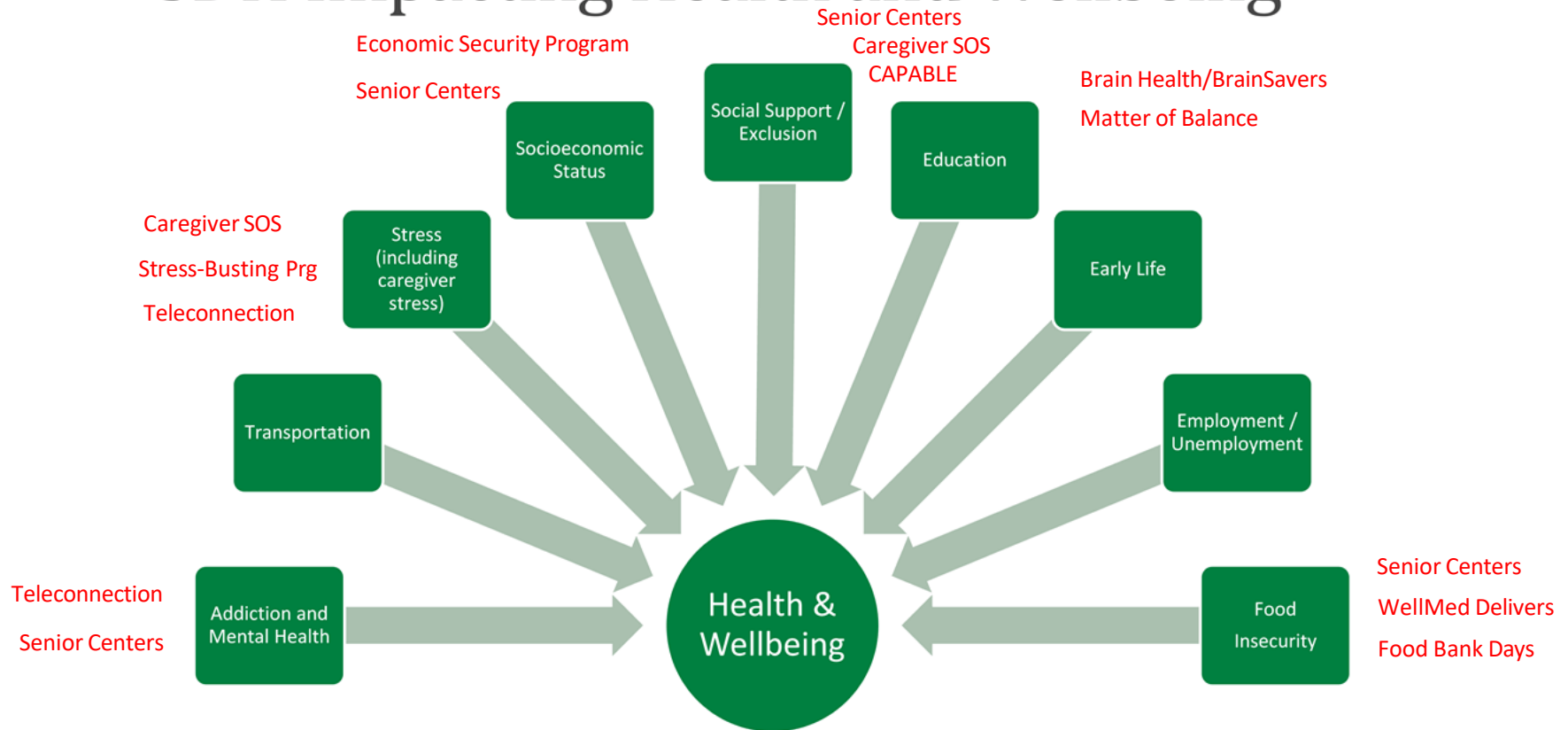
- ⦿ Independent non-Profit, 501(c)3 Foundation
- ⦿ Philanthropic partner of WellMed Medical Management



## Mission

- ⦿ Support programs that serve seniors and their family caregivers

# SDH Impacting Health and Wellbeing



# WellMed Charitable Foundation

Supporting Older Adults and Family  
Caregivers in our Communities

What we do in addition to philanthropic giving:

29,000  
Caregivers →



21 States →  
+ Puerto Rico



← 6 Caregiver  
Resource  
Centers



← 12 Senior  
Centers (TX, FL)  
53,000  
Members



# WellMed Charitable Foundation Grants

Supporting Older Adults and Family  
Caregivers in our Communities

Year	Organization	Amount
2020	Visiting Nurse Association Texas (Meals on Wheels Program)	\$ 60,000
2021	Senior Citizens of Greater Dallas Economic Security	\$ 20,000
2022	Senior Citizens of Greater Dallas, Inc., dba The Senior Source	\$ 20,000
2022	Visiting Nurse Association of Texas	\$ 20,000
2022	Jewish Family Service Of Texas Inc.	\$ 20,000
2022	Metrocrest Services (Economic Security)	\$ 25,000
2022	Senior Citizens of Greater Dallas, Inc., dba The Senior Source (Economic Security)	\$ 25,000
2022	Sixty and Better (Case Management for Seniors)	
2022	Texas Ramp Project (Ramp Construction)	\$ 25,000
2022	Meals on Wheels of Collin County (Meals on Wheels)	\$ 15,000
2022	Meals on Wheels of North Central Texas (Meals on Wheels)	\$ 15,000
Total		\$ 400,000

# Active Senior Adults Program (ASAP): Partners Since 2017

Supporting Older Adults and Family  
Caregivers in our Communities



**WCF Investment in ASAP to DATE:**  
**\$600,000**

**Saves Older  
Adults  
Membership and  
Dues:**  
**\$70/year**

**Membership Prior  
to Partnership:**  
**3,562**

**Membership  
After First Year:**  
**9,159**

**Membership Post  
COVID 2022:**  
**10,530**

# WCF Senior Activity Center at Redbird Square: 2018 - 2022

Supporting Older Adults and Family  
Caregivers in our Communities



**3,435 Members First  
Year**

**4,720 Members to Date**

**559 New Members in  
2022**

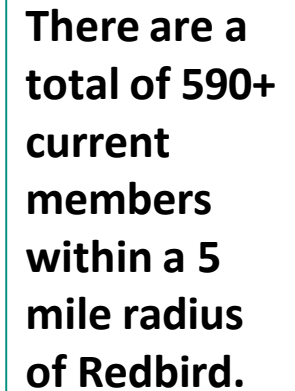
**WCF and Dallas Park &  
Rec Staff Center:**

- Center Supervisors
- Receptionists
- Fitness Instructor
- Environmental Services





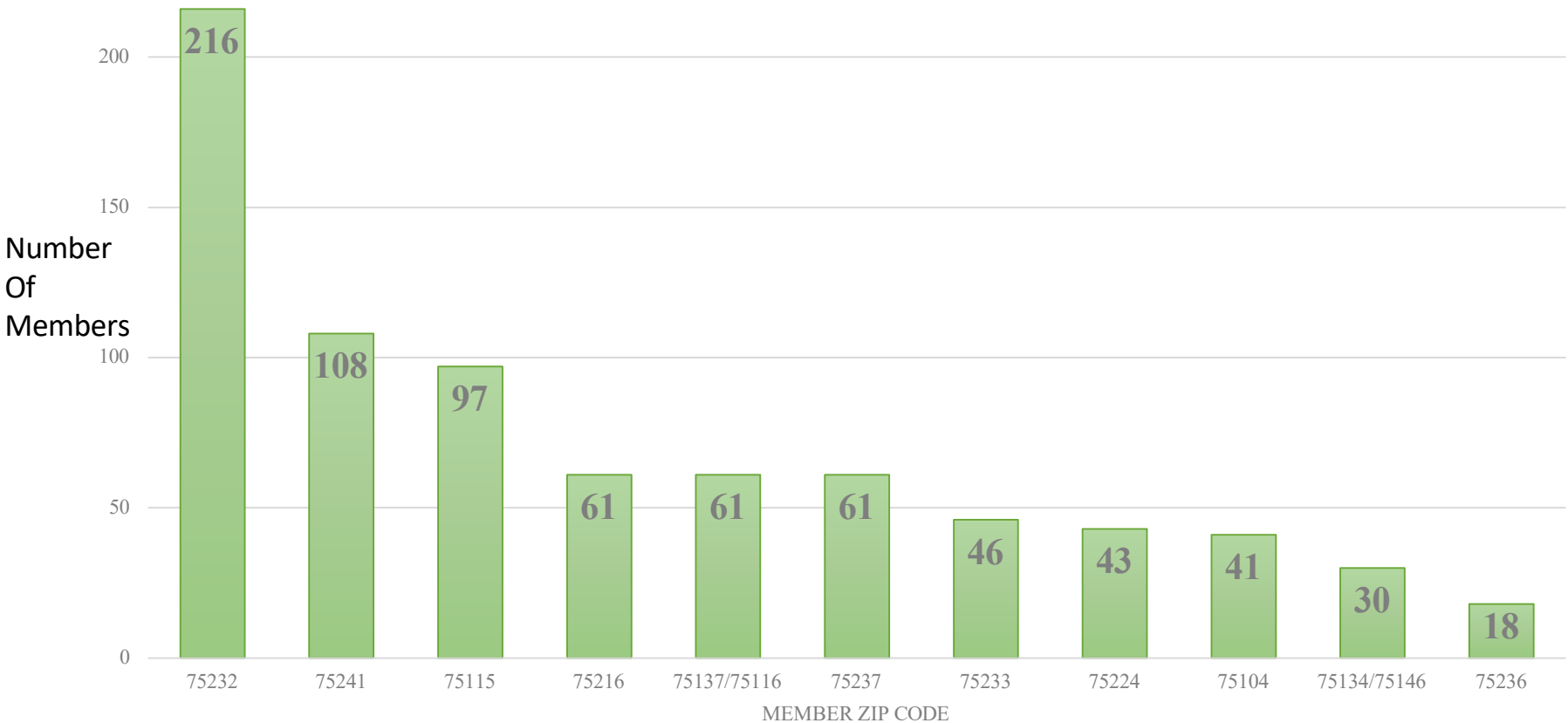
**Supporting Older Adults and Family  
Caregivers** in our Communities



# Current Redbird Membership

Supporting Older Adults and Family  
Caregivers in our Communities

Current Redbird Membership Counts



# Virtual Senior Centers: Available in EVERY Market at No Cost

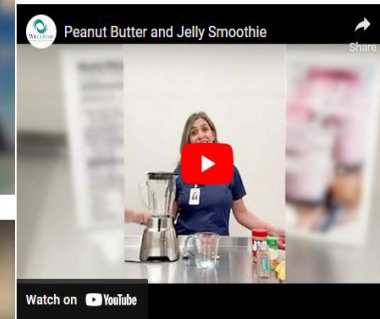
Supporting Older Adults and Family  
Caregivers in our Communities



## Fitness



## Nutrition



## Arts & Crafts



[www.wellmedcharitablefoundation.org/virtualseniorcenter](http://www.wellmedcharitablefoundation.org/virtualseniorcenter)

# Community Wellness Nurse: Kellie Bodle, LPN

Supporting Older Adults and Family  
Caregivers in our Communities



- Services

- Health Screenings - Blood Pressure, Glucose, Body Mass Index (BMI)
- Health Education
- Flu Vaccines

- Sites

- Singing Hills Senior Center
- Willie B. Johnson Senior Center
- Harry Stone Senior Center
- Grauwyler Senior Center
- Martin Weiss Recreation Center
- Kiest Recreation Center

# WellMed Charitable Foundation (WCF):

## FIGHTING FOOD INSECURITY



2022

**22,148**

WellMed Delivers

**22,989**

Congregate Meals

**4,978**

Curbside

**50,115**

Total Meals Delivered

Pandemic Response

**56,490**

WellMed Delivers

**96,244**

Curbside



**175,723**

Total Meals Delivered



*"I know WellMed is changing lives. I just delivered groceries to a woman in tears."*

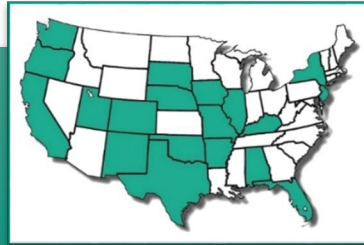
*—Shipt Delivery Driver*



### SERVING CAREGIVERS



**10,722**  
Caregivers Served

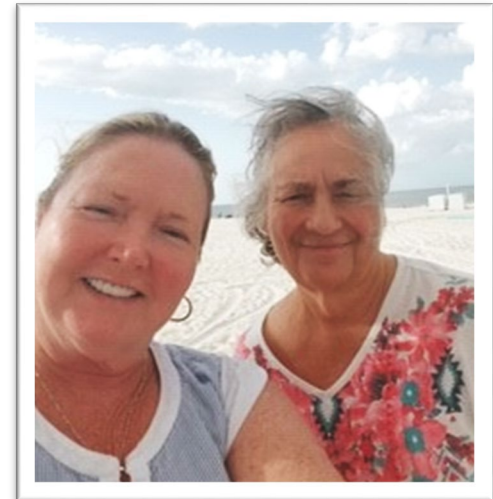


**21**  
States offering  
Stress-Busting Program



**8,475**  
Teleconnection  
& Podcast Listeners

*As of December 2022*



*"The Caregiver SOS program  
has given me the necessary skills to effectively  
adapt to my loved one's ever changing needs.  
As a result my mom thrives!"*

# Economic Security Program

Supporting Older Adults and Family  
Caregivers in our Communities

Team of 7 assists with enrollment and reenrollment in TX

- Medicare Savings Programs
  - Pays for Medicare Part A (Hospital Insurance) and Part B (Medical Insurance)
- Medicare Low Income Subsidy
  - For people with full Medicaid; or not on Medicaid but with limited income
  - Pays for prescription drugs or lowers the cost of prescription drug coverage
- Medicaid

<https://www.wellmedhealthcare.com/resources/cost-savings-program-support/>

# Embedded Adult Protective Services Liaison

Supporting Older Adults and Family  
Caregivers in our Communities

- Texas APS investigator assigned to WellMed and WCF to coordinate communication between the clinics, centers and Texas APS
- Ray Kirsch, the APS investigator, has consulted on over 2,000 WellMed patients, and welcomes inquiries from Dallas Park & Recreation.

# A Winning Partnership

Supporting Older Adults and Family  
Caregivers in our Communities



The WellMed Charitable Foundation was recognized as Business of the Year by City Councilman Casey Thomas. In 2018 the Foundation opened a senior center in the Oak Cliff neighborhood in partnership with the city.

## 2019 Business of the Year



# A Winning Partnership

Supporting Older Adults and Family  
Caregivers in our Communities

2020  
RWJF AWARD FOR  
HEALTH EQUITY

Conversations With the Winners



**Daryl Quarles**  
Dallas Park and  
Recreation Department



**Carol Zernial**  
WellMed Charitable  
Foundation

2020 RWJF Award for Health Equity presented by





# WellMed Charitable Foundation

*Philanthropic partner of WellMed Medical Management, Inc.*

Supporting Older Adults and Family  
Caregivers in our Communities

## SUPPORTING SENIORS AND CAREGIVERS IN THE COMMUNITY



**\$1.6 million**  
to local charities in  
WellMed markets

**191,000**  
lives impacted

*2021 Impact*



**59,840**  
Hours Volunteered

**\$1.7 million**  
Value to Community

*2021 Impact*



**\$58.3 million**  
Total Community Investment  
Since 2006

# Questions??

Supporting Older Adults and Family  
Caregivers in our Communities



# Contact Information

Supporting Older Adults and Family  
Caregivers in our Communities

Carol Zernial  
Executive Director  
[czernial@wellmed.net](mailto:czernial@wellmed.net)

Laura Cisneros  
VP Senior Community Services  
[lcisneros@wellmed.net](mailto:lcisneros@wellmed.net)

Jasmine Kelley  
Supervisor, Redbird Senior Center  
[jkelley@wellmed.net](mailto:jkelley@wellmed.net)

## Wellmedcharitablefoundation.org





City of Dallas



# ZOO SECURITY UPDATE AND ENHANCEMENTS

TUESDAY, FEBRUARY 21, 2023

*City of Dallas Quality of Life, Arts, & Culture Committee*

## **January 13, 2023**

- *Clouded Leopard (Nova) is reported missing after the habitat is vandalized sometime overnight.*
- *Langur Monkey habitat is found to have been vandalized in a similar manner to Clouded Leopard.*
- *DPD is contacted to assist in recovery efforts and a criminal investigation is initiated.*
- *Clouded Leopard is found later in the afternoon near the habitat and recovered.*

## **Enhanced Security Measures**

- *Over-night security guard levels significantly increased that evening.*
- *Existing camera system footage reviewed, and additional cameras ordered for installation.*



# **TIMELINE**





## **January 21, 2023**

- *Lappet Faced Vulture “Pin” found dead in its habitat in the Wilds of Africa section of the Zoo.*
- *Animal was found to have a fatal puncture wound.*
- *No object or weapon that may have caused this wound was discovered in the animal’s habitat.*
- *DPD animal cruelty team and US Fish and Wildlife Service was contacted to assist in the investigation.*

## **Enhanced Security Measures**

- *Over-night security guard presence increased again.*
- *DPD provided several solar-powered surveillance camera units to monitor locations of interest.*
- *Small trail cameras and other mobile cameras posted in various locations around the Zoo.*



## **TIMELINE**



**Established Reward For Information**

## **January 30, 2023**

- *Two Emperor Tamarin monkeys (“Bella” and “Finn”) were discovered missing from their habitat.*
- *Both the outdoor and inside holding areas were found vandalized by Zoo staff that morning.*
- *DPD contacted and immediately determined the animals were stolen from their night holding area.*
- *Staff reported to DPD a suspicious guest showing unusual interest in this habitat over the weekend.*

## **Enhanced Security Measures**

- *DPD added additional perimeter patrols at night.*
- *Over-night security guard presence increased again with multiple road vehicles patrolling both the inside and outside perimeter areas of the Zoo.*



## **TIMELINE**





## **January 31, 2023**

- *Pictures & video were released by DPD of a person of interest wanted for questioning.*
- *The photos and video footage were provided by the Zoo's existing camera systems.*
- *Reward for information was increased to \$25,000.*
- *Tips immediately began coming in from the public.*
- *The Tamarin monkeys were found that night in an abandoned building in Lancaster and brought home to the Zoo by animal care and security teams.*

## **February 2, 2023**

- *Person of interest was taken into custody after departing the Dallas World Aquarium.*
- *This individual has been charged and currently being held in the Dallas County Jail.*



# **TIMELINE**





CNN

Suspect in Dallas Zoo animal thefts allegedly admitted to the crime and says ...

1 day ago

INSIDER

Dallas Zoo suspect may have put monkeys in backpack, official says

17 hours ago

Also in the news

NPR

A man jailed in the theft of monkeys from the Dallas zoo said he'd do it again

1 day ago



©CBS NEWS

Texas man arrested for stealing 2 monkeys from Dallas Zoo says he'll do it...

1 day ago



The Guardian

Dallas zoo monkey theft suspect says he will steal again if released – police

10 hours ago



PBS NEWSHOUR

Monkey theft, leopard escape at Dallas Zoo raise concerns

1 day ago



Dallas Morning News

Man jailed in Dallas Zoo crimes plans to steal more animals if released, affidavi...

3 days ago



# MEDIA





# CONTINUING SECURITY ENHANCEMENTS

- Perimeter fence enhancements
- Expanding on-grounds camera system
- Increased security lighting
- Outside security expert assessment
- Expanded use of state-of-the-art technology
- Evaluation of our current on-grounds security provider
- Continued expansion of night-time coverage with off- duty police & patrol supplements







WoA Plaza



Savanna Plaza



Picnic Ridge



Giraffe Feeding Platform



Wildlife Show Trailer



Expanded Use of Technology



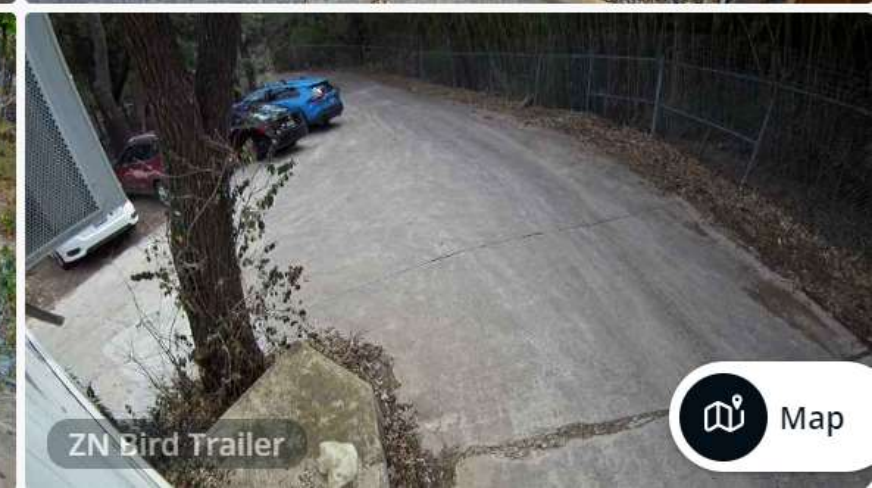
ARC



Bug U



Otter Driveway



ZN Bird Trailer











Enhanced Perimeter Fence Locations



# RECENT INSPECTIONS COMPLETE:



ACCREDITED BY THE  
**ASSOCIATION**  
**OF ZOOS &**  
**AQUARIUMS**

# ANIMAL UPDATE



*City of Dallas Quality of Life, Arts, & Culture Committee*







City of Dallas



# ZOO SECURITY UPDATE AND ENHANCEMENTS

TUESDAY, FEBRUARY 21, 2023

*City of Dallas Quality of Life, Arts, & Culture Committee*





**TRUST** FOR  
**PUBLIC**  
**LAND**™

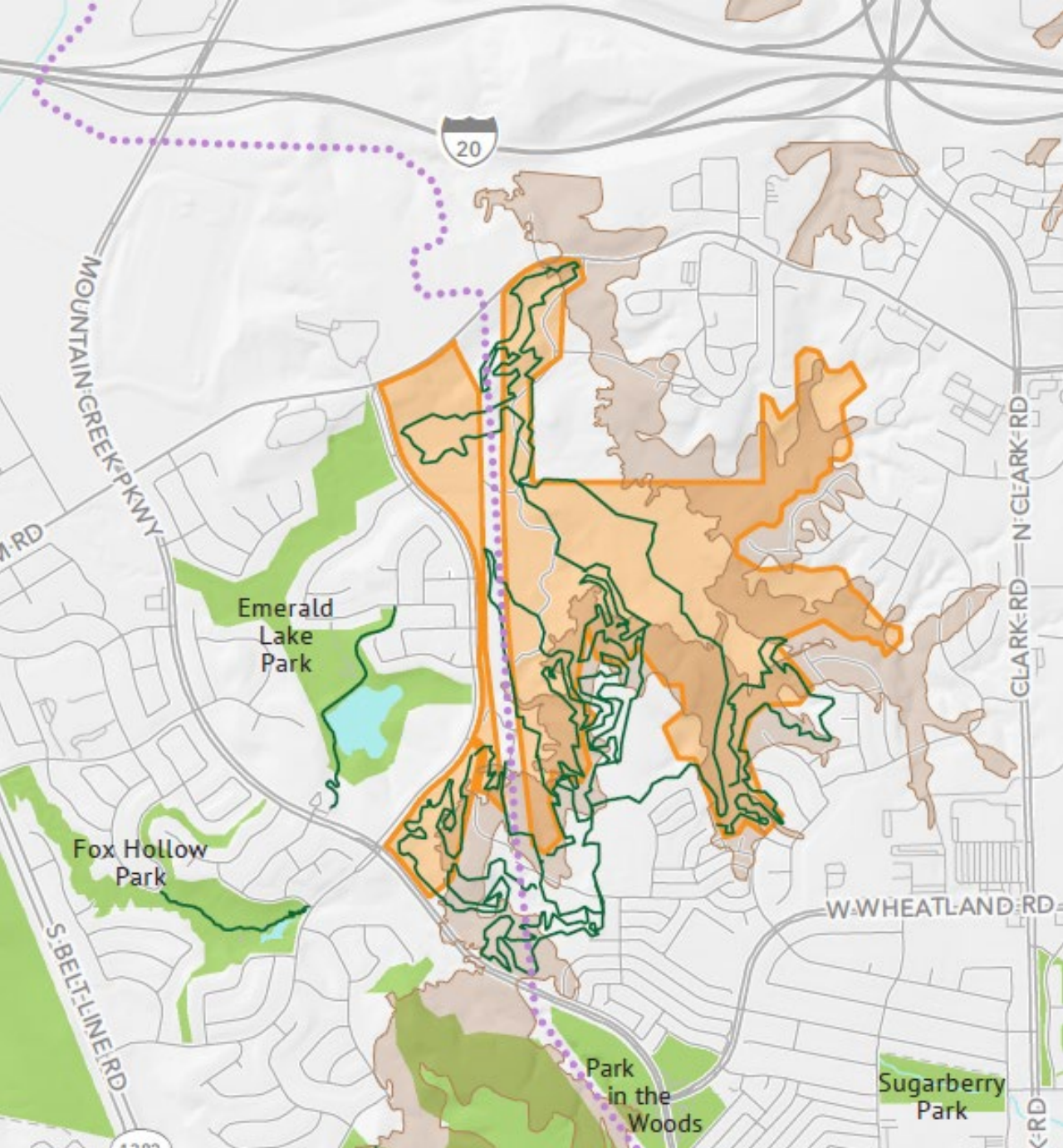


Dallas  
Park & Recreation

# Big Cedar Wilderness

*Quality of Life, Arts, & Culture Committee – February 21, 2023*





# Location Snapshot

- Address: 5950 Eagle Ford Dr. Dallas, TX 75249
- Location: Southwest Dallas (District 3)
- Size: 282.9 acres
  - Escarpment: ~175.2 acres
- Nearby parks and open spaces:
  - Emerald Lake Park
  - Fox Hollow Park
  - Park in the Woods
  - Sugarberry Park
  - Cedar Ridge Preserve
- 5,596 people live within a 10-minute walk\*

*\*Typical Dallas park serves 2,000-3,000 people within a 10-minute walk*





# Conservation Value

Big Cedar Wilderness has many natural and scenic features that give the property significant conservation value:

- Protecting 175 acres of escarpment zone topography
- Contains 225+ acres of tree canopy
- Several creeks and ponds
- Wildflower meadows
- Birdwatching (rated 4.5 / 5.0 on AllTrails.com)
- Builds on existing conservation efforts in southwest Dallas, including Cedar Hill State Park, Cedar Ridge Preserve, and Dogwood Canyon Audubon Center





# Recreational Use

Big Cedar Wilderness is an important existing recreational amenity for Dallas:

- Dallas Off-Road Bicycle Association (DORBA) has developed and maintains a network of 22 miles of trails and wayfinding signage across the property
- Used for trail running, birdwatching, and faith-based groups
- Mountain Creek Church is directly adjacent to property and has long-established commitment to help steward property. They invested in and maintain a parking lot, trailhead, pavilion, playground, overlook, and restrooms
- Parking capacity ~500 cars in total



# Community Support

Numerous community groups already help steward Big Cedar Wilderness:

- Texas Master Naturalists
- Dallas Off-Road Biking Association
- Mountain Creek Church Volunteers
- Boy Scouts of America
- Girl Scouts
- Audubon Chapters
- Dallas international University





# Needs and Considerations

- Analysis of existing trails
  - Ramps (10) currently on the property
- Seasonal flooding in some areas
- Community members have voiced concern regarding development pressure
- Rare opportunity and short window
  - Ownership has changed over the years and this is a unique opportunity to procure this as permanently protected public space
- Timing of the transaction and management of the property to be considered to ensure continued access





# Future Opportunities

- The property has a well-developed network of trails and wayfinding signage.
- The adjacent Mountain Creek Church property (80 ac) maintains a parking lot, playground, pavilion, overlook and restrooms and future small concert venue
- Long-term opportunities include:
  - Environmental education and research study
  - Developing all-abilities and nature-based playground
  - Deeper collaboration with local stakeholders
  - Create connection to Cedar Ridge Preserve and other nearby parks





## Next Steps

- TPL is working with the landowner to facilitate transfer of property to City of Dallas
- Currently have signed Letter of Intent
- Due diligence is underway with appraisal, environmental site assessment and survey work
- Exploring potential use of Reforestation Fund to assist with acquisition costs
- Goal: Bring item before Park Board and City Council in spring 2023.





Trust for Public Land (TPL) is a national nonprofit that works to connect everyone to the benefits and joys of the outdoors. As a leader in equitable access to the outdoors, TPL works with communities to create parks and protect public land where it is needed most.

Since 1972, TPL has protected more than 3 million acres of public land, created more than 5,000 parks, trails, schoolyards, and iconic outdoor places, raised \$84 billion in public funding for parks and public lands, and connected more than 9 million people to the outdoors.

**Connecting everyone to the outdoors™**

**Robert Kent, Texas State Director**  
[Robert.Kent@tpl.org](mailto:Robert.Kent@tpl.org)

**Carrie Kasnicka, Project Manager**  
[Carrie.Kasnicka@tpl.org](mailto:Carrie.Kasnicka@tpl.org)

3000 Pegasus Park Drive  
Suite 752  
Dallas, TX 75247



# Thank you

# Memorandum



CITY OF DALLAS

DATE February 21, 2023

TO Honorable Members of Quality of Life, Arts and Culture Committee:

SUBJECT **Short-Term Rental Update**

## **Background**

The purpose of this memorandum is to inform and update the Members of the Quality of Life, Arts, and Culture Committee on the ongoing interdepartmental effort to register and regulate Short-Term Rental (STR) properties in the City of Dallas. The sections below outline the elements still under consideration by Code Compliance Services, the City Attorney's Office, the City Controller's Office, and Planning and Urban Design. City staff have been working through details to determine the best approach should the City Council choose to either accept or reject the City Plan Commission's recommendation.

## **Code Compliance Services**

The Code Compliance Services (CCS) team is preparing to implement a registration and inspection program for STRs in approved zones, per the City Council's direction.

CCS staff continues to review best practices of Texas cities who have recently passed STR regulations, as well as other U.S. cities that have included components suitable for Dallas. More time is needed to address specific questions and concerns related to enforceability, hosting platform accountability and other cities' experience with compliance and enforcement.

CCS is currently working with the City Attorney's Office (CAO) to finalize a draft registration and inspection ordinance. CCS has asked CAO to review several additions to the ordinance based on lessons learned in peer cities. This review is necessary to provide the Council with a thorough and vetted ordinance and regulation program. CCS aims to accomplish the following objectives:

- Explore enforcement software options that will enable Code Officers to enforce approved ordinance;
- Meet with major hosting platforms (Airbnb, VRBO, etc.) to discuss platform accountability; hosting platforms' compliance with the ordinance, including but not limited to removing listings of unregistered properties;
- Confer with Municipal Court to determine burden of proof threshold for City staff; acceptable evidence or documentation that will withstand legal challenges;
- Explore the best method to enforce 1,500 ft. distance requirements recommended in current draft regulations;
- Continue discussion with other cities on best practices;
- Continue to partner with ITS to finalize registration and case management software;

- Establish Memorandum of Understanding with Parking Enforcement and Dallas Police Department/Dallas Marshal regarding the off-street parking enforcement and after-hours complaints;
- Finalizing staffing and resource needs based on the various options that will be proposed to City Council.

### **City Attorney's Office**

The City Attorney's Office continues to provide legal advice on short-term rental regulations and is participating in the ongoing evaluation of Code Compliance Services' ability to enforce an occupancy limit, other nuisance-related activities, as well as the City's ability to regulate online hosting platforms.

### **City Controller's Office**

The City Controller's Office (CCO) continues to identify, register, and collect hotel occupancy taxes for short-term rentals. Effective January 1, 2023, the CCO began billing the additional 2% hotel occupancy taxes authorized by the Brimer Bill. Hotel occupancy taxes for January 2023 are due and payable by February 25, 2023.

### **Planning & Urban Design**

In December 2021, City Plan Commission authorized code amendment to define a new lodging use for short-term rentals. The Zoning Ordinance Advisory Committee moved a recommendation forward on October 4, 2022, and on December 8, 2022, City Plan Commission voted (9-4) to recommend 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".

CPC Recommended Zoning Ordinance:  
Short-term rental lodging.

- Definition: A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.
- Districts permitted: By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.
- Required off-street parking: One space per full or partial unit rented to occupants.
- Required off-street loading: none

Additional provisions:

- This use must comply with Chapter 42B, "Short-Term Rentals" of the Dallas City Code.
- The number of short-term rentals in a single unit may not exceed one.
- A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless located in a zoning district in which the use is permitted, and a Certificate of Occupancy is issued for the use.



- Short-term rental lodging is prohibited in a multifamily structure or development that has received and utilized a development bonus under Division 51A-4.1100 “Mixed Income Housing.”

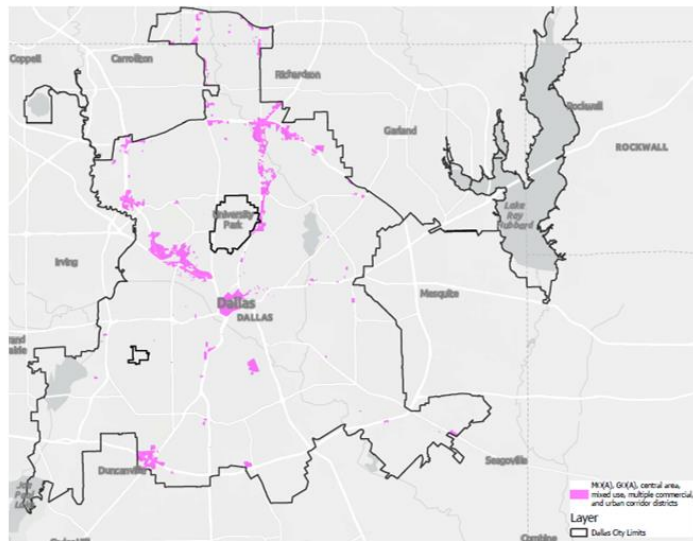
The map below, in pink, shows the areas where short-term rentals would be allowed based on the City Plan Commission’s recommended zoning ordinance.

## CPC Recommended Zoning Districts

**Districts permitted:** By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.

Single family use allowed only in central area, MU-1, MU-1(SAH), and as a Restricted Component in GO(A)

Multifamily use allowed in central area, mixed use, and as a Restricted Component in GO(A)



If you have questions or need additional information, please contact me at [carl.simpson@dallas.gov](mailto:carl.simpson@dallas.gov) or 214-671-9735

Carl Simpson  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE February 21, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **88<sup>th</sup> Texas Legislature – Legislation relating to Quality of Life, Arts and Culture**

On October 26, 2022, the Dallas City Council adopted [legislative priorities for the 88th Texas Legislature](#) (Resolution 22-1637). These priorities include supporting legislation that provides a welcoming community for all residents, businesses, and visitors.

On Tuesday, January 10, 2023, the 88<sup>th</sup> Texas Legislative Session convened. To ensure transparency and thorough communications to elected leadership, the purpose of this memorandum is to provide the Quality of Life, Arts and Culture Committee with a high-level overview of proposed state legislation that may impact the city. This list includes bills filed through Monday, February 13, 2023.

**Quality of Life-related bills include, but are not limited to the following:**

**H.B. 1126 (Martinez Fischer) – Minimum Wage:** would provide that the minimum wage shall be the greater of the current minimum wage (\$7.25 per hour) or the following: (1) \$10 per hour in 2022; (2) \$12.50 per hour in 2023; (3) \$14 per hour in 2024; and (4) \$15 per hour thereafter.

**H.B. 1242 (Hernandez) – Unemployment Benefits:** would provide that an individual is not disqualified for unemployment benefits if the individual leaves the workplace to care for the individual's minor child due to an unexpected illness, accident, or other unforeseeable event, but only if no reasonable, alternative care was available.

**H.B. 1266 (Schatzline) – Sexually Oriented Businesses:** would provide that a commercial enterprise that provides a drag performance for an audience of two or more individuals is a sexually oriented business. (Companion bill **S.B. 476** by Hughes).

**H.B. 1286 (Guillen) – RV Parks:** would: (1) adopt certain construction safety standards applicable to certain privately owned and operated recreation vehicle parks or campgrounds on which sites for recreational vehicles, recreational park trailers, or other camping units are offered primarily for use by the public for overnight stays; and (2) prohibit a city from adopting a policy, rule, ordinance, or order that regulates environmental health and sanitation, electrical distribution system safety, liquefied petroleum gas storage and dispensing safety, or fire protection, if the policy, rule, ordinance, or order imposes more stringent standards than those adopted in (1), above.

**H.B. 1292 (Campos) – Homeless Showers:** would provide that a city with a population of 500,000 or more shall: (1) provide homeless individuals residing in the municipality with

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access to mobile showers in a sufficient number to allow daily shower access by each person residing in the municipality and sufficient access to address the hygienic needs and prevention of hygienic-related illnesses in the municipality's homeless population; and (2) use all available federal money, including money provided under the American Rescue Plan Act of 2021, that is available to implement (1), above.

**H.B. 1439 (Hernandez) – Graffiti**: would: (1) repeal the requirement that a city offer to remove graffiti from a property owner's property at no cost; and (2) reduce the number of days that a property owner has to remove graffiti after receiving notice from the city from 15 days to 10 days (Companion bill is **S.B. 368** by **Alvarado**.)

**H.B. 1467 (Bucy) – Marijuana**: would, among other things, provide that: (1) a state agency or a political subdivision, including a city, may not: (a) establish a drug testing policy that requires an employee or independent contractor of the agency or political subdivision, as a condition of employment or contract, to submit to a drug test the intent of which is to screen for the presence of cannabinoids; (b) as a condition of employment or contract with the agency or political subdivision, administer or require the administration of a drug test to the employee or contractor the intent of which is to screen for the presence of cannabinoids; (c) establish for the employee or contractor as a condition of employment or contract a test result that is negative for the presence of cannabinoids;

**H.B. 1486 (Gerdes) – Mental Health Leave Policy**: would provide that: (1) each law enforcement agency, and each state agency or political subdivision, including a city, that employs a full-time telecommunicator, shall develop and adopt a policy allowing the use of mental health leave by the full-time telecommunicators employed by the agency who experience a traumatic event in the scope of that employment; (2) the mental health leave policy adopted under (1), above, must: (a) provide clear and objective guidelines establishing the circumstances under which a telecommunicator is granted and may use mental health leave; (b) entitle a telecommunicator to mental health leave without a deduction in salary or other compensation; (c) enumerate the number of mental health leave days available to a telecommunicator; and (d) detail the level of anonymity for a telecommunicator who takes mental health leave; and (3) the mental health leave policy adopted under (1), above, may provide a list of mental health services available to telecommunicators in the area of the law enforcement or employing agency.

**H.B. 1526 (Harris) – Parkland Dedication**: would provide, among other things, that for a city with a population of more than 800,000: (1) the city must designate every area within the city as either suburban, urban or central business district; (2) the appraisal district must calculate average land values for each district in the city; (3) a city that requires a landowner to dedicate a portion of the landowner's property for parkland use under a development application shall require the landowner to: (a) pay a fee in lieu of land dedication in accordance with a formula based on the average land values calculated in (2), above; (b) dedicate up to ten percent of the land subject to the development application for park use; or (c) require both a fee and a dedication of land in amounts calculated according to a formula, which can result, under certain circumstances, in the city paying money to the landowner; (4) a landowner may make a written request to the city requesting a determination of the dedication amount required by (3), above; and (5) if the city fails to respond to the request from (4), above, within 30 days,

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the city may not require a parkland dedication or charge a fee-in-lieu of dedication. (Companion bill is **S.B. 558** by **Hughes**.)

**H.B. 1806 (Morales Shaw) – Discrimination:** would prohibit discrimination in employment on the basis of gender identity or expression and sexual orientation.

**H.B. 1810 (Cain) – Immigration Enforcement:** would provide that a local entity, including a city council, or an institution of higher education may not suspend or terminate the employment of, or take other adverse personnel action against, a public employee who in good faith reports to an appropriate law enforcement authority the existence of a policy, pattern, or practice of the employing entity or institution that violates state law related to prohibiting or limiting enforcement of immigration laws.

**H.B. 1919 (Goodwin) – Minimum Wage:** would: (1) provide that from January 1, 2024, to January 31, 2024, an employer, including a city, shall pay to each employee not less than the greater of: (a) \$13.50 an hour; or (b) the federal minimum wage (currently at \$7.25 an hour); (2) provide that beginning in January 2025 and thereafter, an employer, including a city, shall pay to each employee not less than the greater of: (a) \$17 an hour; or (b) the federal minimum wage; and (3) repeal the provision that provides that the state minimum wage law and a city ordinance or charter that governs wages in private employment do not apply to a person covered by federal minimum wage law.

**H.J.R. 97 (Geren) – Casino Gaming and Sports Wagering:** would amend the Texas Constitution to, among other things:

1. authorize casino gaming pursuant to casino licensing at destination resorts in the following metropolitan statistical areas in which pari-mutuel wagering has been approved: (a) two destination resorts in the Dallas-Fort Worth-Arlington metropolitan statistical area; (b) two destination resorts in the Houston-The Woodlands-Sugar Land metropolitan statistical area; (c) one destination resort in the San Antonio-New Braunfels metropolitan statistical area; (d) one destination resort in the Corpus Christi metropolitan statistical area; and (e) one destination resort in the McAllen-Edinburgh-Mission metropolitan statistical area;
2. authorize and regulate the conduct of sports wagering;
3. establish the Texas Gaming Commission as a state agency with broad authority to promulgate, adopt, and enforce necessary rules to strictly regulate casino gaming and sports wagering and provide for the Texas Gaming Commission's qualifications, appointment procedures, and member terms;
4. establish general casino license qualifications, including demonstrating that: (a) the issuance of a casino license will not be detrimental to the public interest; (b) the financial ability to complete the development and operate the destination resort at which the applicant will conduct casino gaming; (c) adequate experience in resort development, resort management, and casino gaming operations; and (d) detailed estimate of the applicant's total new development investment in the destination resort;
5. provide that the legislature or the Texas Gaming Commission may establish additional rules and requirements governing: (a) the issuance and continued qualifications for holding a casino license; (b) transfer of casino licenses, (c) qualifications for the issuance of new casino licenses to persons that are not initial qualified applicants; and (d) penalties for the unlawful conduct of casino gaming and sports wagering;

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6. require the legislature to: (a) impose a 15 percent tax on the gross casino gaming revenue of each casino license holder; and (b) impose a tax on sports wagering revenue;
7. provide that a destination resort at which casino gaming is conducted under a casino license may be located anywhere within the metropolitan statistical area for which the license was issued;
8. prohibit the use of state or local public money or facilities developed or built with state or local public assistance or tax incentives of any kind to develop or operate a destination resort;
9. prohibit the state, a state agency, or political subdivision from imposing a tax on the casino gaming revenue of a casino license holder or a tax or fee on the non-gaming revenue of a casino license holder's operations at a destination resort other than the tax in Number 6, above, or a tax or fee generally applicable to a business operating in the state;
10. establish casino license application fees to fund and support the administration and management of the Texas Gaming Commission; and
11. provide that that state shall annually allocate a portion of the revenue received from taxes imposed on gross casino revenue of casino license holders to be used as horse purse money.

If have any questions or comments, please email Clifford Sparks, State Legislative Director, at [Clifford.Sparks@dallas.gov](mailto:Clifford.Sparks@dallas.gov).

Sincerely,



Carrie Rogers  
Director  
Office of Government Affairs

c:	The Honorable Members of the Ad Hoc Legislative Committee	Majed A. Al-Ghafry, Assistant City Manager
	T.C. Broadnax, City Manager	M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
	Tammy Palomino, Interim City Attorney	Dr. Robert Perez, Assistant City Manager
	Mark Swann, City Auditor	Carl Simpson, Assistant City Manager
	Biliera Johnson, City Secretary	Jack Ireland, Chief Financial Officer
	Kimberly Bizer Tolbert, Deputy City Manager	Genesis D. Gavino, Chief of Staff to the City Manager
	Jon Fortune, Deputy City Manager	Directors and Assistant Directors
		Clifford Sparks, State Legislative Director

# Memorandum



CITY OF DALLAS

DATE February 21, 2023

TO Honorable Members of the Quality of Life, Arts & Culture Committee

SUBJECT **Juanita J. Craft Civil Rights House Status Update**

In preparation for the opening of the Juanita J. Craft Civil Rights House on May 20, 2023, please find the status of ongoing work at the Juanita J. Craft Civil Rights House (The Craft House) renovation, rehabilitation, and exhibition as of February 13, 2023.

OAC staff are working with the Wheatley Place Neighborhood Association to plan a public informational meeting around the completion of the work at The Craft House. The date and time will be confirmed and shared with Council Members.

The renovation and rehabilitation of the Juanita J. Craft House is approaching 90% completion.

## **Administrative Office Space**

The exterior work of the administrative office space has been completed and includes repairs to the paneling, doors and windows, roof, and paint. In the interior, the bathroom and painting of the walls has been completed, and the wiring for the security system and lighting has been installed.

The installation of the cabinets and sink fixtures, as well as cameras and security monitoring equipment is scheduled for completion by March 10th.

## **Main House**

All structural work has been completed, including the walls, floors, foundation, trim, sheetrock and paint. The exterior roof, front porch enclosure, gutters, siding, paint, windows and doors are complete. The remaining items to be completed are the installation of the front porch flooring, security cameras and remaining light fixtures. These items are scheduled for completion by March 10<sup>th</sup>.

## **The Grounds**

The grounds of the Craft House, including the garden, landscaping, fountain installation, and sprinklers, have been completed. The driveway and surface between structures has also been completed. The fencing along the left perimeter and rear of property, the entrance gate, and the installation of new signage are scheduled for completion by March 10<sup>th</sup>.

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SUBJECT **Juanita J. Craft Civil Rights House Status Update**  
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### **Exhibits**

The Dallas Public Library (DPL) accepted The Craft House Collection as part of its archives in December 2021. OAC and DPL are currently working with the City Attorney's Office to develop an agreement for the use of the materials in the collection and their exhibition at The Craft House. There are over 200 items that have been selected for exhibit and are being conserved for display. The installation of exhibition cases, vinyl, and furniture will begin on Monday, February 20, 2023.

The completion date for all remaining tasks is set for March 10, 2023.

If you have any questions, please contact Martine Philippe, Director of the Office of Arts and Culture.



**Liz Cedillo-Pereira**  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

## ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code by amending Chapter 8A; requiring a license for each boarding home facility; amending the requirements for a license application; requiring denial of a license for boarding home facilities located within 1,000 feet of another boarding home or group dwelling facility; providing that licenses are nontransferable; amending the structure and maintenance requirements; prohibiting retaliation against residents; providing a penalty not to exceed \$2,000 and/or 180 days in jail; providing a saving clause; providing a severability clause; and providing an effective date.

## BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (a) of Section 8A-4, “License Required,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“(a) A person commits an offense if he owns or operates a boarding home facility in the city without a valid license issued under this chapter. A separate license is required for each boarding home facility that a person operates.”

SECTION 2. That Subsection (a) of Section 8A-6, “License Application,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“(a) To obtain a license to operate a boarding home facility, a person must submit an application to the director on a form provided for that purpose. The applicant must be the owner or operator of the boarding home facility. If the owner or operator is not an individual, an authorized officer or agent of the owner or operator must file the form. The application must contain the following information and be accompanied by the fee, if any, required under Section 8A-8 of this chapter before it is considered to be complete:



(1) The name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and date of birth of the applicant. The street address may not be the address of the boarding home facility unless the applicant actually resides full-time at the boarding home facility.

(2) The name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and position of the authorized officer or agent filing the form on behalf of the applicant, if the applicant is not an individual. The street address may not be the address of the boarding home facility unless the authorized officer or agent actually resides full-time at the boarding home facility.

(3) The form of business of the applicant; the name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and date of birth of a high managerial agent of the business; and, if the business is a legal entity, such as a corporation or association, a copy of the documents establishing the business.

(4) The street address and telephone number of the boarding home facility.

(5) The name, street address, mailing address, e-mail address, and telephone number of a person or persons to contact in an emergency as required by Section 8A-17 of this chapter.

(6) Documentary evidence of payment of ad valorem taxes, fees, fines, and penalties owed to the city in connection with the boarding home facility or documentary evidence that the applicant is current on a payment plan for any back ad valorem taxes, fees, fines, and penalties owed to the city in connection with the boarding home facility.

(7) The names, street addresses, mailing addresses, e-mail addresses, telephone numbers, legible copies of the drivers' licenses or other official state or federal identification cards, and dates of birth of any owners, operators, employees, and volunteers of the boarding home facility other than the applicant. The street address may not be the address of the boarding home facility, unless the owner, operator, or employee actually resides full-time at the boarding home facility.

(8) If the owner or operator of the boarding home facility is not also the owner of the property on which the boarding home facility is located, a letter signed by the owner of the property stating that the applicant has permission to operate a boarding home facility on the property and acknowledging the requirements for the property to be used as a boarding home facility as set forth in this chapter. If the owner of the property is an entity, the letter must be on official letterhead and signed by an officer of the entity or other person with the authority to make binding representations on the entity's behalf regarding the use of the property.

(9) Criminal history reports for each owner, operator, employee, and volunteer of the boarding home facility showing that they are not disqualified to own, operate, or work at a

boarding home facility under Section 8A-37 of this chapter. Such reports must include a current official Texas criminal history report [~~with a fingerprint card~~] (issued within the preceding 12 months) for each owner, operator, employee, and volunteer of the boarding home facility as well as an official criminal history report issued within the preceding 12 months from all other states in which an owner, operator, employee, or volunteer has resided within the past 10 years.

(10) The maximum number of residents that will reside at the boarding home facility.

(11) The services to be offered or provided to the residents of the boarding home facility.

(12) Proof that the proposed use of the property complies with the Dallas Development Code.

(13) If the boarding home facility has one or more residents with a disability, a list of the categories of disabilities of the residents (vision impairment, hearing impairment, mobility impairment, dementia, and other).

(14) A sworn certification from the applicant, owner, or operator that the boarding home facility does not have, and will not have, any residents with an addiction to alcohol or a controlled substance, or alternatively, a document that describes the applicant's, owner's, or operator's plan for ensuring that the residents who are addicted to alcohol or a controlled substance, or who are recovering from such an addiction, refrain from using alcohol or the controlled substance, including all rules by which residents must abide, as required by Section 8A-34 of this chapter.

(15) A statement that, by filing the application, the applicant swears or affirms under penalty of perjury that, to the best of the applicant's knowledge, all information contained in the application is true and correct and that the application is complete and includes all information required to be disclosed under this section.

(16) A survey showing the location and distances of the boarding home facility from other boarding home facilities and group dwelling facilities located within 1,000 feet. For purposes of this paragraph, group dwelling facility includes a group residential facility and handicapped group dwelling unit, as those terms are defined in Chapter 51A-4.209 of the Dallas City Code. For purposes of this paragraph, the distance between uses is measured in a straight line, without regard to intervening structures or objects, between the nearest boundaries of the building sites on which the uses are located. (Note: The spacing component of these regulations is based, not on the handicapped status of the residents, but on the non-family status of the groups.)

(17) Such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the requested license should be granted.”

SECTION 3. That Section 8A-8, "Fees," of Article II, "Administrative," of Chapter 8A, "Boarding Home Facilities," of the Dallas City Code is amended to read as follows:

**"SEC. 8A-8. FEES.**

(a) The fee for a license to operate a boarding home facility is \$500.

(b) No refund of a license fee will be made.

~~[(c) An applicant for a license may file an application with the director seeking a waiver or reduction of the annual license fee if the boarding home facility serves one or more persons with a disability and payment of the fee would result in substantial financial hardship to the applicant. The application must include the following information before it will be considered complete:~~

~~(1) The name, street address, mailing address, e-mail address, telephone number, a legible copy of the driver's license or other official state or federal identification card, and date of birth of the applicant.~~

~~(2) The number of residents of the boarding home facility with a disability.~~

~~(3) A list of the categories of disabilities of the residents (vision impairment, hearing impairment, mobility impairment, dementia, and other) and the number of residents with each type of disability.~~

~~(4) The services provided by the boarding home facility to the residents.~~

~~(5) An explanation of the nature and severity of the financial hardship to the applicant if the fee were to be paid.~~

~~(6) A copy of the balance sheets and income statements for the boarding home facility, or equivalent documents, establishing the applicant's financial condition for the last three years in accordance with generally accepted accounting principles, unless the boarding home facility has been open for less than three years, in which case it must provide a copy of those documents during the time the facility has been in operation.~~

~~(7) A statement that, by filing the application, the applicant swears or affirms under penalty of perjury that, to the best of the applicant's knowledge, all information contained in the application is true and correct and that the application is complete and includes all information required to be disclosed under this chapter.~~

~~(8) Such additional information as the applicant desires to include or that the director deems necessary to aid in the determination of whether the requested waiver or reduction should be granted.~~

~~(d) The director may waive or reduce the annual license fee if the director, after reviewing the complete application, finds that the applicant provides services to one or more persons with a disability and payment of the fee would result in substantial financial hardship to the applicant.~~

~~(e) If the director determines that an applicant should be denied a fee waiver or reduction, the director shall notify the applicant in writing by certified mail, return receipt requested, that the fee waiver or reduction is denied and include in the notice the reason for denial and a statement informing the applicant of the right to appeal.~~

~~(f) An applicant may appeal a decision of the director under this section to the permit and license appeal board in accordance with Section 2-96 as if it were a permit. The permit and license appeal board shall consider the facts as they existed at the time of the director's decision. The applicant has the burden of proof to establish the necessary facts to warrant favorable action.]”~~

SECTION 4. That Section 8A-9, “Issuance and Denial of License,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

**“SEC. 8A-9. ISSUANCE AND DENIAL OF LICENSE.**

(a) Approval. Upon the submission of a complete application, the director shall issue a license to operate a boarding home facility to the applicant if the director determines:

- (1) the applicant has complied with all requirements for issuance of the license;
- (2) the applicant, owners, operators, employees, and volunteers of the boarding home facility meet the criminal history qualifications of Section 8A-37 of this chapter;
- (3) the applicant, owners, operators, or employees of the boarding home facility do not own or operate another licensed boarding home facility in the city for which the license is currently suspended or has been revoked within the past 12 months;
- (4) the applicant has not made a false statement as to a material matter in the application for a license;
- (5) the condition and use of the boarding home facility comply with the zoning regulations in the Dallas Development Code, the minimum housing standards in Chapter 27, and the standards in this chapter applicable to the property;
- (6) the applicant, owners, and operators are not delinquent in any ad valorem taxes, fees, fines, or penalties owed to the city in relation to the property where the boarding home

facility is located or have established and are current on a payment plan for any delinquent ad valorem taxes, fees, fines, or penalties owed; and

(7) the applicant, owners, and operators of the boarding home facility have not had a license for that boarding home facility revoked within the past 12 months.

(b) Denial. The director shall deny the license ~~if:~~

(1) the director determines that the requirements of Subsection (a) have not been met; or ~~[, the director shall deny the license]~~

(2) the boarding home facility is located within 1,000 feet of another boarding home facility or group dwelling facility.

(A) This paragraph does not apply to a boarding home facility licensed before February 22, 2023 and that continuously maintains a boarding home license.

(B) For purposes of this paragraph, group dwelling facility includes a group residential facility and handicapped group dwelling unit, as those terms are defined in Chapter 51A-4.209 of the Dallas City Code. For purposes of this paragraph, the distance between uses is measured in a straight line, without regard to intervening structures or objects, between the nearest boundaries of the building sites on which the uses are located. (Note: The spacing component of these regulations is based, not on the handicapped status of the residents, but on the non-family status of the groups.)

(c) Notification. If the director determines that an applicant should be denied a license, the director shall notify the applicant in writing by certified mail, return receipt requested, that the application is denied and include in the notice the reason for denial and a statement informing the applicant of the right to appeal.”

SECTION 5. That Subsection (a) of Section 8A-11, “Revocation of License,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

“(a) Except as provided in Subsection (b), the director shall revoke any license issued to operate a boarding home facility if the director determines that:

(1) the licensee fails to meet the criminal history qualifications of Section 8A-37 of this chapter or allows an employee or volunteer to work at the facility who fails to meet the criminal history qualifications; ~~[-]~~

(2) the licensee intentionally made a false statement as to a material matter in the application or in a hearing concerning the license;

(3) the licensee failed to pay a fee required by this chapter at the time it was due; or

(4) a cause for suspension under Section 8A-10 has occurred and the license has already been suspended at least once within the preceding 12 months.”

SECTION 6. That Section 8A-14, “Nontransferability,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

**“SEC. 8A-14. NONTRANSFERABILITY.**

A license to operate a boarding home facility and a license fee under Section 8A-8 is not transferable to another owner, operator, applicant, or location.”

SECTION 7. That Section 8A-16, “Posting Requirements,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended by adding a new Paragraph (6) to read as follows:

“(6) Information concerning tenants’ rights and responsibilities including a copy of Article V, “Enforcement,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code, as amended.”

SECTION 8. That Section 8A-18, “Failure to Pay Ad Valorem Taxes, Fees, Fines and Penalties,” of Article II, “Administrative,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

**“SEC. 8A-18. FAILURE TO PAY AD VALOREM TAXES, FEES, FINES, AND PENALTIES.**

(a) A licensee commits an offense if he allows any ad valorem taxes, fees, fines, or penalties owed to the city in connection with the boarding home facility to become delinquent.

(b) It is a defence to prosecution under this section that the licensee diligently entered into a payment plan and makes regular payments in accordance with that plan to pay the delinquent ad valorem taxes, fees, fines, or penalties.”

SECTION 9. That Section 8A-27, “Kitchen,” of Article III, “Structure and Maintenance,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended to read as follows:

**“SEC. 8A-27. KITCHEN.**

(a) A kitchen must be accessible to each resident without going through a sleeping room of another resident.

(b) A kitchen must have a food preparation area of at least six square feet that is smooth, impermeable, free of cracks, and easily cleanable. This surface area must not be primarily used for eating.

(c) If a boarding home facility has a kitchen without a dining area attached, the licensee shall provide a separate dining area of 15 square feet per resident. A kitchen with an attached dining area must be at least 100 square feet in area.

(d) A kitchen must contain a sink which allows ~~[with at least two compartments]~~ for manual dishwashing that is at least 22 inches by 27 inches by 5 inches.

(e) A kitchen must contain an operational cooking stove with at least two burners fuelled by gas or electricity and ~~[or]~~ an operational microwave oven.

(f) A kitchen must contain at least one cabinet with a minimum of five cubic feet of storage space per resident, suitable for storage of food and utensils.

(g) A kitchen must be equipped with at least one electrical outlet suitable for plugging in small kitchen appliances.

(h) The licensee shall keep the kitchen in a clean and sanitary condition.

(i) A kitchen must contain a refrigerator that is at least 12 cubic feet in area, is equipped with a thermometer, and is maintained in an operational, clean, and sanitary condition. A refrigerator must maintain foods at the temperatures required by Section 8A-33.”

SECTION 10. That Section 8A-40, “Violations; Penalty,” of Article V, “Enforcement,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended by adding a new Subsection (k) to read as follows:

“(k) It is an affirmative defense to prosecution under this section that the person is not an owner, operator, or employee of a boarding home facility as defined by this chapter.”

SECTION 11. That Article V, “Enforcement,” of Chapter 8A, “Boarding Home Facilities,” of the Dallas City Code is amended by adding a new Section 8A-41, “Retaliation Against Residents Prohibited,” to read as follows:

**“SEC. 8A-41. RETALIATION AGAINST RESIDENTS PROHIBITED.**

(a) An operator commits an offense if the operator raises a resident's rent, diminishes services to a resident, or attempts eviction of a resident within six months after:

(1) the resident files a valid complaint with the director complaining of a violation of this chapter on property occupied by the resident; a complaint is considered valid if it results in an action described in Paragraphs (2), (3), or (4) of this subsection;

(2) the director issues to the operator or the operator's agent a written notice or citation listing any violation of this chapter that exists on property occupied by the resident;

(3) the city attorney files an action under Article V of this chapter, Chapter 54 of the Texas Local Government Code, or Chapter 260 of the Texas Health and Safety Code relating to any violation of this chapter that exists on property occupied by the resident;

(4) the resident, after filing a complaint with the director and the operator or the operator's agent, files a written complaint with the city attorney complaining of a violation of this chapter on property occupied by the resident, unless the complaint is later withdrawn by the resident or dismissed on the merits; or

(5) repairs are completed on property occupied by the resident in compliance with either a written notice or citation issued by the director or a court order.

(b) It is a defense to prosecution under Subsection (a) that:

(1) rent was increased pursuant to an escalation clause in a written lease which provided for changes in costs of utilities, taxes, and insurance;

(2) rent was increased, services were reduced, or notices to vacate were issued as part of a pattern of rent increases, service reductions, or evictions for an entire boarding home facility;

(3) the resident was delinquent in rent when the operator gave notice to vacate or filed an eviction action;

(4) the resident was responsible for or caused a violation of this chapter that existed on property occupied by the resident;

(5) the resident's written lease fixing the rent, services, or term of occupancy had expired, unless, at the time an action described in Subsection (a)(1), (2), or (3) occurred, a violation of this chapter that was reasonably dangerous to the physical health or safety of the resident or another person existed on property occupied by the resident;

(6) the resident holds over after giving notice of termination or intent to vacate;



(7) the resident holds over after the operator gives notice of termination at the end of the rental term and, at the time the notice of termination was given, the operator or the operator's agent had not received actual notice that a valid complaint had been filed with the city complaining of violations of this chapter on property occupied by the resident;

(8) before filing a complaint with the city complaining of a violation of this chapter on property occupied by the resident, other than a violation that is reasonably dangerous to the physical health or safety of the resident or another person, the resident fails to comply with a written lease provision requiring the resident to:

(A) notify the operator or the operator's agent, in writing, of the violation; and

(B) allow the operator 15 days to correct the violation; or

(9) the operator proves that the rent increase, service reduction, or attempted eviction was for good cause and not for purposes of retaliation against the resident.

(c) An offense under this section may be prosecuted upon the filing of a written complaint by the resident with the city attorney."

SECTION 12. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000 or by up to 180 days in jail.

SECTION 13. That Chapter 8A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 14. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 15. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 16. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-819

**Item #:** A.

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Dallas Museum of Art: Current Updates

[Agustín Arteaga, The Eugene McDermott Director; Tamara Wootton Forsyth, The Marcus-Rose Family Deputy Director; Gowri Sharma, President, DMA Board of Trustees]

# **Dallas Museum of Art: Current Updates**

## **QOL Arts and Culture Briefing | March 20, 2023**

**Presented by:**

**Agustín Arteaga, The Eugene McDermott Director**

**Tamara Wootton Forsyth, The Marcus-Rose Family Deputy Director**

**Gowri Sharma, President, DMA Board of Trustees**



# A Cultural Partnership: The DMA and the City of Dallas

- **DMA is a non-profit organization offering a global collection of 25,000 works spanning 5,000 years of history**
- **The DMA as we know it today was opened in 1984. Our 370,000 sqft building is owned by the City of Dallas who also owns 7,000 works in our collection**
- **This year (2023) we celebrated our 120-year anniversary!**

**IMAGINE**  
**YOUR JOURNEY**

**IMAGINA**  
**TU AVENTURA**

# 2022 Community Impact

664,710

GUESTS WELCOMED TO THE MUSEUM

16,986

VISITS CAME FROM RESIDENTS IN ZIP CODES PRIORITIZED IN THE DALLAS CULTURAL PLAN



664,710

GUESTS WELCOMED TO THE MUSEUM



40,938

NORTH TEXAS STUDENTS AND TEACHERS PARTICIPATED IN 1,000 SCHOOL PROGRAMS

1,988

EDUCATION PROGRAMS



103,059

VISITORS ATTENDED A PROGRAM



387

LOCAL ARTISTS FEATURED

38,513

VISITORS ATTENDED OFF-SITE PROGRAMS

## Race/Ethnicity

American Indian or Alaska Native	2%
Asian or Asian American	8%
Black or African American	11%

## Race/Ethnicity

Hispanic or Latinx	20%
Multiple Races/Ethnicities	4%
White or Caucasian	49%

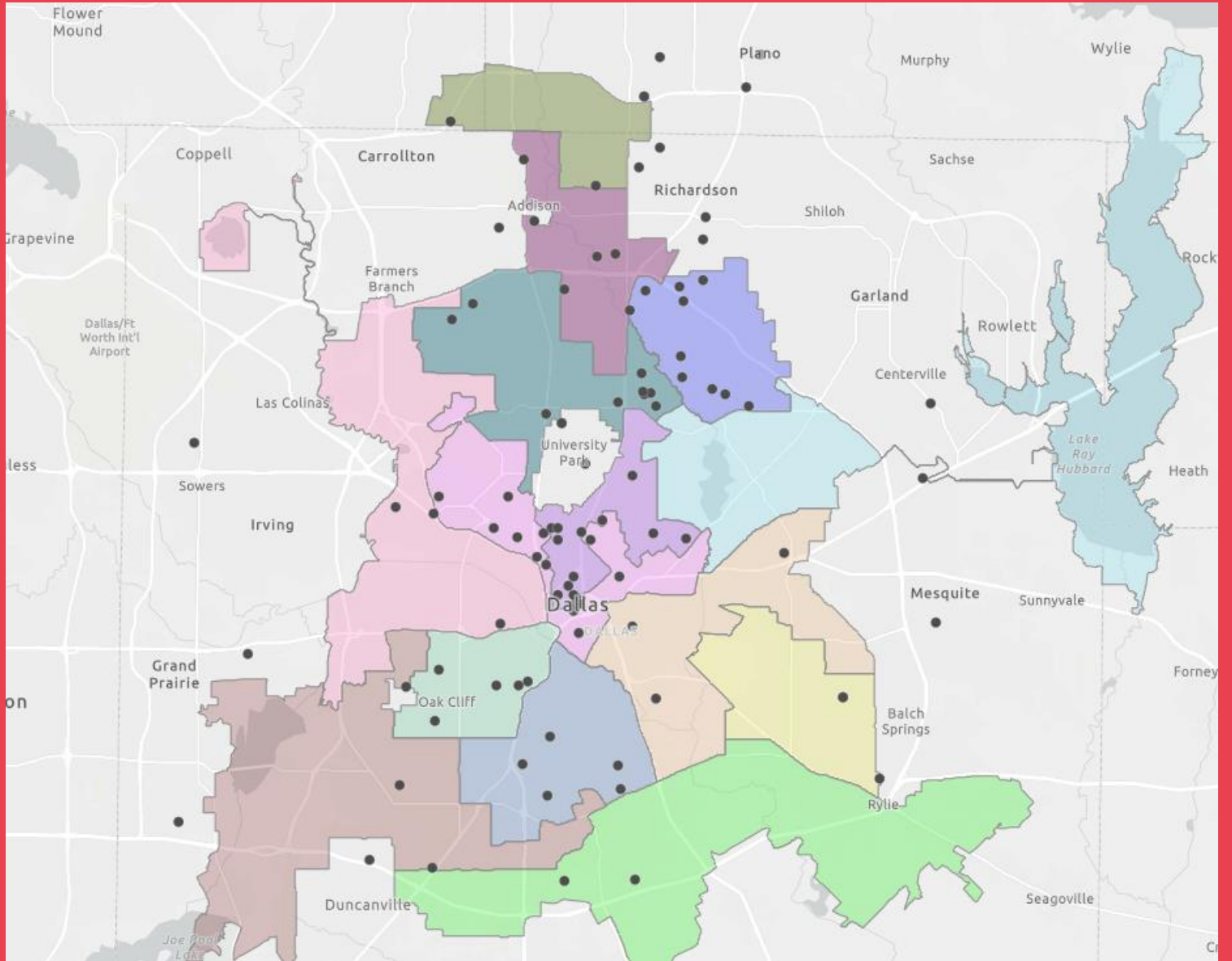
# 2022 Community Outreach

## 38,513

VISITORS ATTENDED  
OFF-SITE PROGRAMS



**DMA**  
DALLAS MUSEUM OF ART



FY22 Education Partners by Dallas City Council Districts



# Economic Impact



**DMA**  
DALLAS MUSEUM OF ART

## DALLAS ARTS DISTRICT

The Arts + Culture Sector of Dallas, which includes the Dallas Museum of Art, is a

**\$395.8M**

industry, tripling its economic impact in 5 years.

The Arts and Culture sector of Dallas generated

**\$45M**

in City tax revenue.

ROI=more than twice OAC funding level.

**DALLAS MUSEUM OF ART**



# Current Updates

**Tamara Wooten Forsyth, The  
Marcus-Rose Family Deputy  
Director**

- **Security updates**
- **August Flood  
updates**





## **Security Measures Already in Place:**

- Concourse Security Officer Post
- CCTV system
- C-Cure 9000 Alarm System
- High Roof and Walls
- Building Patrols
- Personnel
- Key Control Log

## **Updated Security Measures:**

- Changed our security post and patrol procedures
- Installed additional alarms and security cameras
- Created Crisis Communications Plan and Committee
- Requested outside vendor quotes for perimeter security (i.e. bollards, gates, bullet resistant glazing, security film, etc.) and submitted to Office of Art and Culture

**DALLAS MUSEUM OF ART**

## **Threat, Risk, and Vulnerability Assessment (TRVA)**



### **Findings and Responses:**

1. Procedural and Strategic
2. Personnel
3. Systems and Facility



# Procedural and Strategic

- Staff-wide training
- Ability to respond to changing threats

## Personnel

- New Chief of Security and Operations Officer
- New Director of Security

## Systems and Facility

- Perimeter hardening (bollards, gates, ballistic film, etc.)
- Upgraded and modernized security and fire control systems





# August 2022 Flooding Update

- Jan 25<sup>th</sup> – Emergency City Council budget appropriation approved
- Next few weeks – Additional C3 and Reves demo to begin
- Reves Gallery – investigation to determine root cause of the flooding
- Building Services Division working on contract with Corgan Architects

# What's next

Gowri Sharma, DMA Board of  
Trustees President

**DMA**  
DALLAS MUSEUM OF ART

**IMAGINE**  
YOUR **JOURNEY**

**IMAGINA**  
TU **AVENTURA**

# REIMAGINING THE DALLAS MUSEUM OF ART INTERNATIONAL DESIGN COMPETITION

**DMA**  
DALLAS MUSEUM OF ART

ARTS / MUSEUMS / NEWSY

## The Dallas Museum of Art Announces an International Architect Competition for a Major 'Reimagining'

What It Means for the Arts District Icon

BY CAITLIN CLARK // 02.20.23



*The Dallas Museum of Art*

## Architectural Record

**Dallas Museum of Art Launches Global Competition  
for Major Campus Overhaul**

## The Architect's Newspaper

Everything's Bigger in Texas

## Dallas Museum of Art launches design competition for campus expansion project

By Kristine Klein • February 16, 2023 • Architecture, News, Southwest

DALLAS MUSEUM OF ART

## The Dallas Morning News

ARTS ENTERTAINMENT • VISUAL ARTS

## Dallas Museum of Art launches design competition to 'reimagine' its campus

The DMA will consider potential architects from around the world, museum officials  
for a project budgeted at \$150 to \$175 million.



The Dallas Museum of Art announces Thursday a design competition for its campus in the Arts District. A first stage of proposals is due  
March 15, from those wishing to be considered for the job. (Staff/Art Krowder / Staff Photographer)





## Architect Selection Competition Timeline

- February 2023 – Competition launch
- March 2023 – Qualifications due
- April 2023 – Announcement of five finalists
- May 2023 – Finalists introduced to community
- August 2023- Community design exhibition



# Questions?

DALLAS MUSEUM OF ART



DALLAS MUSEUM OF ART



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-820

**Item #:** B.

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Draft Short-Term Rental Zoning and Registration Ordinances

[Julia Ryan, Director, Planning and Urban Design; Chris Christian, Director, Code Compliance Services; Jeremy Reed, Assistant Director Code Compliance Services]



**City of Dallas**

# **Draft Short-Term Rental Zoning and Registration Ordinances**

## **Quality of Life, Arts & Culture Committee**

### **March 20, 2023**

Julia Ryan, AICP  
Director

Planning and Urban Design

Chris Christian, Director  
Code Compliance Services

Jeremy Reed, Assistant Director  
Code Compliance Services



# Presentation Overview



- Presentation Purpose
- Background
- CPC Recommended Zoning Ordinance
- Quality of Life Information Request
- Proposed Registration Ordinance
- Proposed Regulations
- Resource Needs



# Purpose



- Provide Quality of Life Committee an update of the Short-Term Rental Zoning Ordinance (Chapter 51A) process and recommendation of the City Plan Commission
- Provide Code Compliance's summary of recommendations regarding the registration ordinance and enforcement process



# Timeline (2020-2021)



## 2020

- June – December meetings of the Quality of Life, Arts and Culture Committee (QLAC) STR Task Force

## 2021

- January: briefing at QLAC
- February: closed session briefing at QLAC
- March: briefing at QLAC
- May: public comments at City Council
- November – December: QLAC STR Task Force
- **December: City Plan Commission authorized code amendment to define STR's as "Lodging Use"**



# Timeline - 2022



## 2022

- January - February: QLAC Task Force
- May 4, June 1, June 15: City Council briefings
- June 7: memorandum signed by 5 City Council Members to City Manager
- **ZOAC/CPC**
  - June - September: Zoning Ordinance Advisory Committee meetings(ZOAC)
  - October 4: ZOAC recommendation to City Plan Commission (CPC)
  - November: CPC Briefing
  - December 8: CPC Public Hearing and Action





# Case DCA212-002



- City Plan Commission **authorized code amendment** on *December 2, 2021*:
  - 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.**
- City Plan Commission recommendation on *December 8, 2022*:  
City Plan Commission **voted (9-4) to recommend to City Council** an amendment to Section 51A-4.205. LODGING USES for the following:



# CPC Recommended Zoning Ordinance (cont'd)



- **Definition:** A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.
- **Districts permitted:** By right in Mid-Range Office (MO(A)), General Office (GO(A)), central area, mixed use, multiple commercial, and urban corridor districts. ***{Non-residential districts}***
- **Required off-street parking:** One space per full or partial unit rented to occupants.



# CPC Recommended Zoning Ordinance (cont'd)



- This use must comply with Chapter 42B, “Short-Term Rentals” of the Dallas City Code.
- The number of short-term rentals in a single unit may not exceed one.
- A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless located in a zoning district in which the use is permitted and a Certificate of Occupancy is issued for the use.



# CPC Recommended Zoning Ordinance (cont'd)



- Short-term rental lodging is prohibited in a multifamily structure or development that has received and utilized a development bonus under Division 51A-4.1100 “Mixed Income Housing.”





# CPC/ZOAC Discussion – Accessory Use



- **ZOAC:** Accessory use option requested by ZOAC. Voted to not move item forward.
  - Allow the use of a property as an STR *only* if there is a primary resident that lives at the property (established by homestead exemption, voter registration, etc.)
- **CPC:** Accessory use discussion requested by CPC. Briefed and discussed at December 8, 2022 CPC meeting. No action taken.



# CPC Recommended Purpose Statement



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

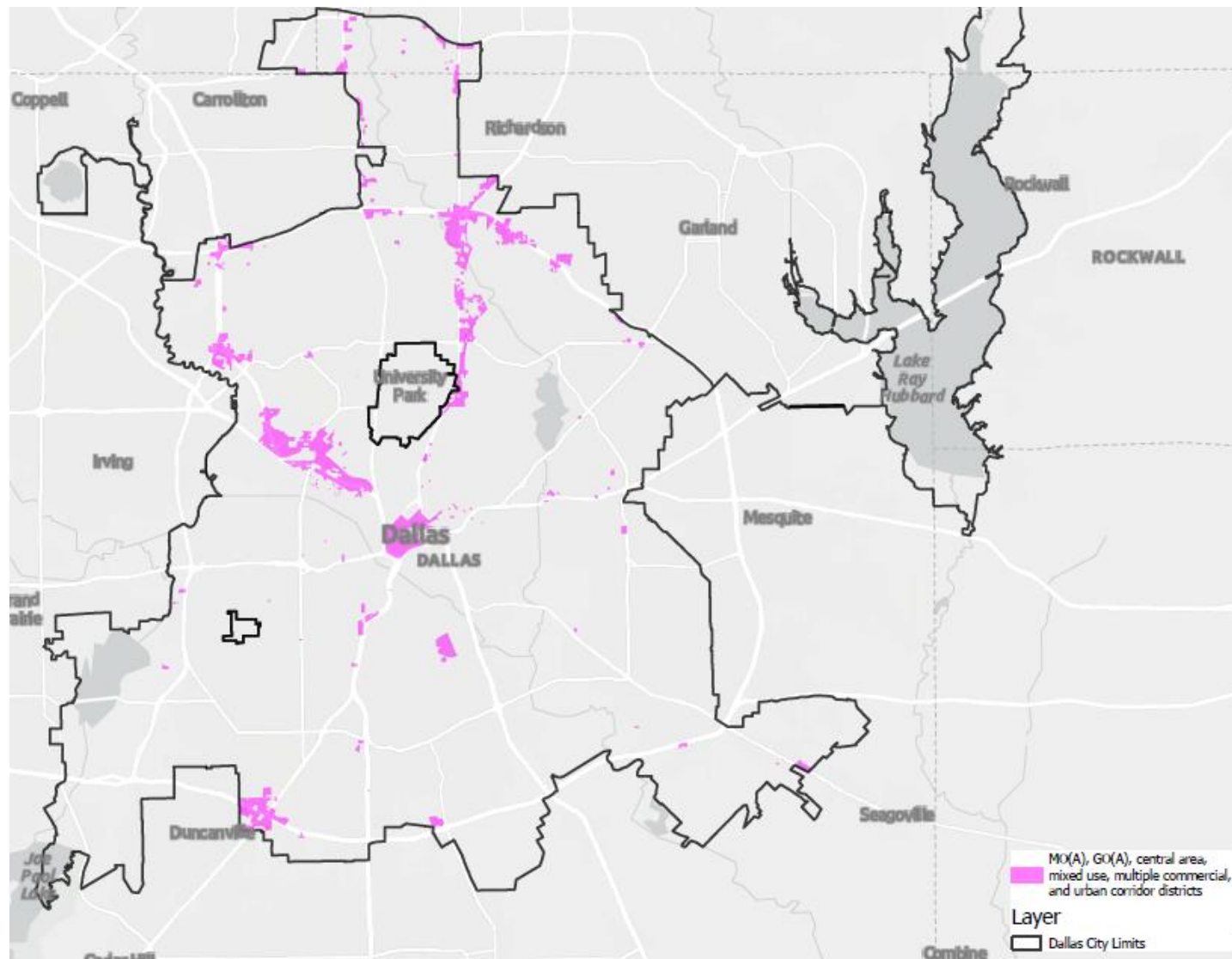
*Written by and recommended approval by CPC to include in enacting ordinance, not in Chapter 51A.*



# CPC Recommended Zoning Districts



- **Districts permitted:** By right in Mid-Range Office (A), General Office(A), central area, mixed use, multiple commercial, and urban corridor districts.
- There may be existing single family or multifamily neighborhoods in these zoning districts.





# STRs and Zoning Districts

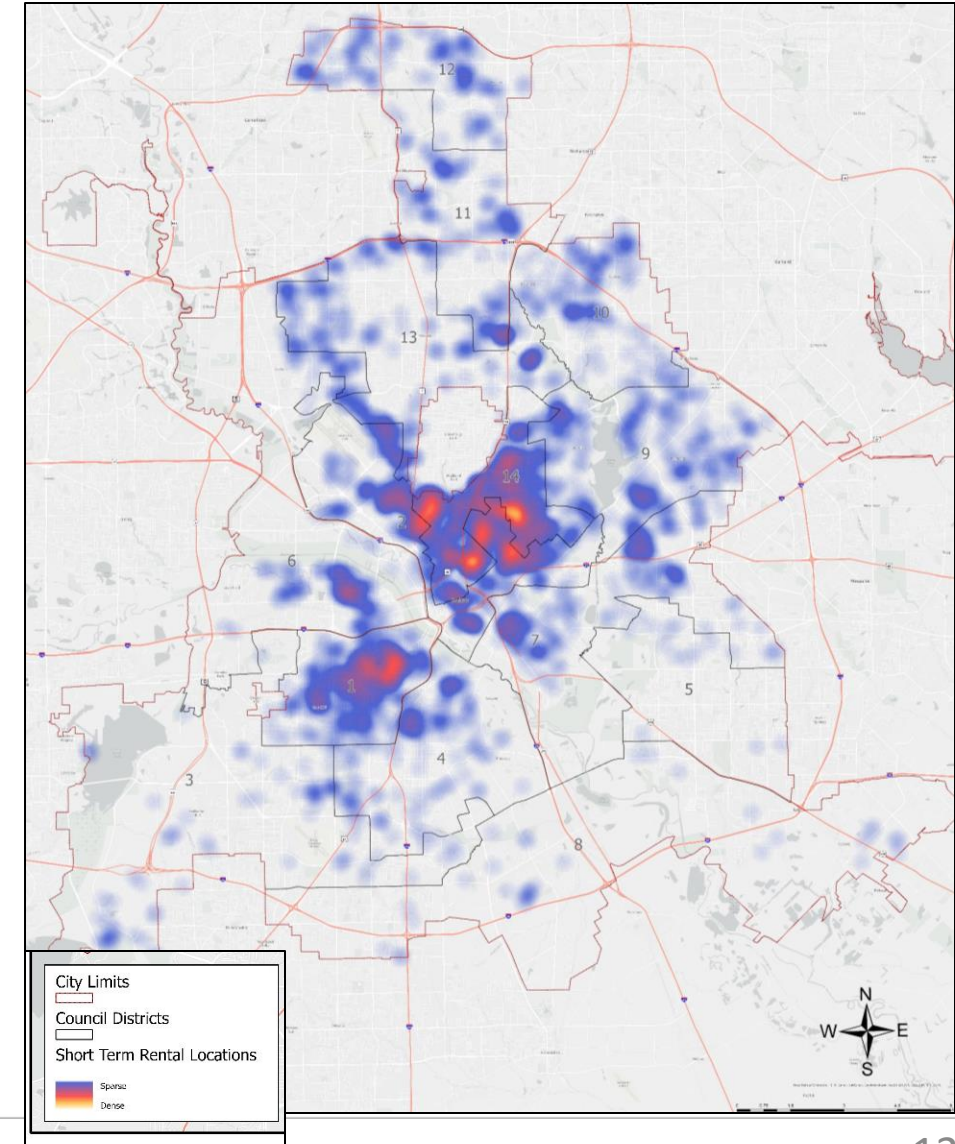


Short-Term Rentals by Zoning District		
Zoning District	Number of Active / Pending STRs	Zoning District Share of STRs
A(A)	1	0%
CA-1(A)	18	1%
CD	146	6%
CH	1	0%
CR	23	1%
CS	7	0%
D(A)	80	3%
GO(A)	1	0%
IR	1	0%
LO-1	2	0%
MF-1(A)	84	3%
MF-2(A)	238	9%
MF-3(A)	6	0%
MU-1	7	0%
MU-2	15	1%
MU-3	6	0%
MU-3(SAH)	1	0%
NS(A)	2	0%
PD	919	35%

Short-Term Rentals by Zoning District		
Zoning District	Number of Active / Pending STRs	Zoning District Share of STRs
R-1/2ac(A)	7	0%
R-10(A)	94	4%
R-13(A)	4	0%
R-16(A)	34	1%
R-1ac(A)	4	0%
R-5(A)	119	5%
R-7.5(A)	711	27%
RR	3	0%
TH-1(A)	11	0%
TH-2(A)	24	1%
TH-3(A)	40	2%
WR-5	3	0%
Total	2,612	

Under CPC's recommendation, approximately 48 (1.8%) operating STRs would be permitted, assuming registration with Code Compliance Services. This calculation does not include PDs.

Data source: Dallas City Controller's Office [STR locations]; Planning & Urban Design [zoning districts]. August 2022.





# Public Comment



- ZOAC
  - 209 Registered speakers
  - 298 Emails
- CPC
  - 109 Registered speakers
  - 166 Emails



# Quality of Life Request – Opt-In Option



- ADU opt-in option process:
  - Property owners of a majority of the lots in the proposed overlay of sign petition
  - Area with 50+ single family homes or entire original subdivision, if less than 50 homes
  - Follows modified re-zoning hearing procedures: neighborhood meeting, CPC, then Council
- No opt-ins have been requested





# Proposed Registration Ordinance (Chapter 42B)

Chris Christian, Director  
Code Compliance Services  
City of Dallas



# Summary of Proposed Registration Ordinance



- Add new Chapter 42B – Short- Term Rentals
- Require all STR owners/hosts to:
  - **Register annually through application**
    - Owner/operator, address, telephone number, property address, owner's driver's license number
    - HOT registration number
    - Acknowledgement of occupancy limits, parking requirements, noise limitations, and revocation process
    - Permission to host if not operated by owner





# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
  - **Pay annual registration fee - \$214.00**
    - Registration expires one year after registration date or when ownership changes
  - **Allow initial inspection of property** upon application and for renewal
    - If initial inspection violations exist, **\$124.00 reinspection fee**
    - Property may qualify for the Self Certification program
      - If no code violations within previous 12 months



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
  - **Be a good neighbor**
    - Adhere to occupancy limits of three people per bedroom
    - No amplified sound equipment audible beyond property line between the hours of 10:00 pm – 7:00 am
    - Minimum rental period – two nights
    - Limit maximum number of motor vehicles to the number of available off-street parking spaces
    - Public listings/advertisement must include rental registration number, occupancy limits, noise limits, number of vehicles allowed, and city regulations related to parking on unapproved surfaces and oversized vehicles



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
  - **Provide name of emergency contact**
    - Identify local responsible party
    - May be contacted 24 hours a day, seven days per week in the event of emergency
    - Property owner/host/local responsible party must respond on site within one hour
      - Must notify city within 10 days of any change
  - **Post certificate of registration** in common area of property



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Hosting platform to:
  - Promote responsible STR management and ownership
  - We are requesting hosting platforms not collect fees for facilitating transactions of unregistered properties
  - Require hosting platforms to register
  - Require hosting platforms provide a monthly report of active listings within City of Dallas





# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Denial of registration
  - Noncompliance with all requirements
  - False statements on application
  - Failed inspections/not in compliance with zoning regulations and minimum property standards
  - Three or more citations for violations of Dallas City Code within previous 12 months prior to application
  - Within 2,000 feet from another registered STR
  - Delinquent ad valorem taxes, fees, fines or penalties owed to the city; delinquent HOT
  - Revocation of STR registration within past 12 months



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Revocation of Registration
  - Three or more citations for violations of Dallas City Code within 12-month period
  - Occurrence of egregious offense on property (commission of crimes related to drugs, prostitution, or serious breach of peace)
  - Owner to be notified of revocation and right to appeal in writing
  - Owner not permitted to apply for STR registration for one year following date of revocation
  - Revocation is final until Permit License and Appeal Board makes final decision



# Registration Process



**Revocation Enforcement Tool**  
May occur after three citations within one year; STR registration may be revoked, and the address barred from applying for renewal of registration for one year

- ❑ Includes but is not limited to parking, noise, litter, destruction of property, disorderly/criminal conduct or failure to pay hotel occupancy taxes
- ❑ Locations with a revoked registration may appeal to the Permit, License and Appeal Board for review





# Proposed Regulations and Resource Needs

Jeremy Reed, Assistant Director  
Code Compliance Services  
City of Dallas

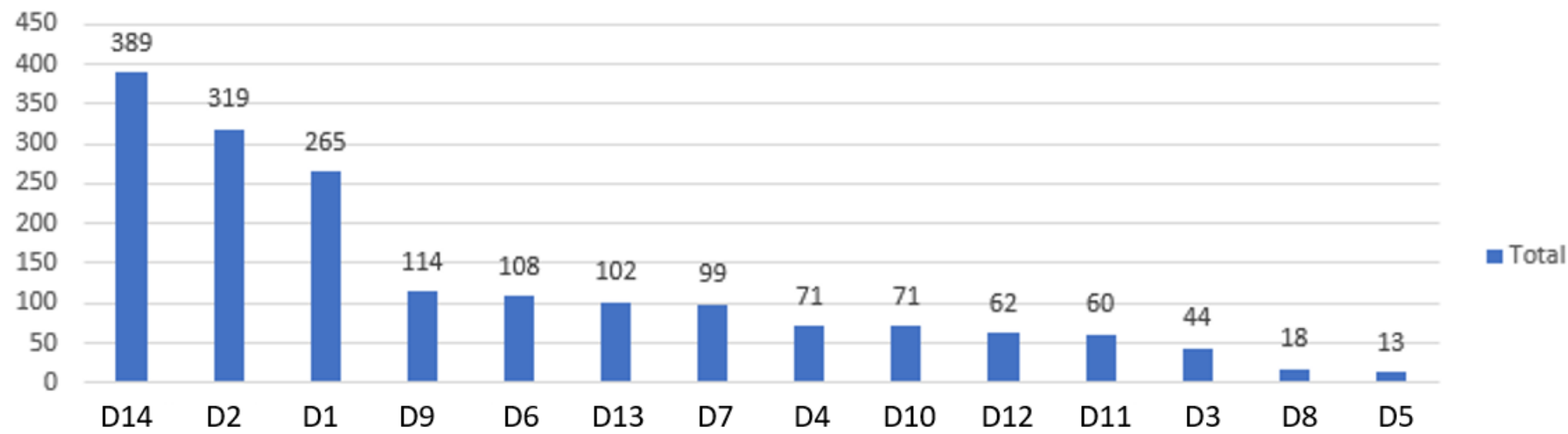




# Proposed Regulations



Total Number of STR Properties by Council District



Properties operating as short-term rentals and paying HOT as of 3.1.23



# Proposed Regulations



## Acceptance of CPC Recommendations

- Appx. 95% of properties operating as STRs and paying HOT are within Residential zoned areas
  - 1,735 total HOT-paying STRs as of March 1, 2023
  - These properties will be in violation for illegal land use upon effective date of the ordinance
  - Complaint-based enforcement; proactive enforcement for illegal operators (with approval of compliance and enforcement software)



# Proposed Regulations



## Acceptance of CPC Recommendations

- Delay effective date of the ordinance to provide property owners in unapproved zones time to transition to allowable uses
- Register and inspect properties in allowed zones
  - Complaint-based and proactive enforcement of registration and operational requirements
  - Set registration and inspection fees to capture program costs for legal operators
- Conduct illegal land use enforcement in unapproved zones
  - Enforcement costs for illegal operators will need to be absorbed in general fund budget



# Proposed Regulations



## Reject or modify CPC Recommendations

- Proceed with registration ordinance upon adoption of zoning ordinance
- Register and inspect properties in allowed zones
  - Complaint-based and proactive enforcement of registration and operational requirements
  - Set registration and inspection fees to capture program costs for legal operators
- Conduct illegal land use enforcement in unapproved zones
  - Enforcement costs for illegal operators will need to be absorbed in general fund budget





# Resources Needed for STR Registration program



## Staffing

### Accept CPC Recommendation

- **One (1) Supervisor** for scheduling and registration program management
- **One (1) Administrative Specialist II** to serve as clerical support for registration database
- **Seven (7) Code Officer III** to conduct inspections; day shift, Monday - Friday
  - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
  - Respond to complaints
  - Registered STR Enforcement – Code Compliance will investigate, confirm violation, contact local responsible party, and issue notices/citations as necessary. Revoke registration of repeat offenders.
  - Unregistered STR Enforcement – Code Compliance will investigate, confirm illegal land use violation, issue notices/citations as necessary. Refer loud noise complaints/disorderly conduct to DPD.
- **Based on an estimated 95% of STRs being in residential zoned areas**



# Resources Needed for STR Registration program



## Staffing

### Reject or modify CPC Recommendations

- **One (1) Manager** to oversee operations of STR Registration program
- **One (1) Supervisor** for scheduling and registration program management
- **One (1) Administrative Specialist II** to serve as clerical support for registration database
- **14 Code Officer III (Based on current STR projections)** will be needed for registration, inspection and enforcement program, based on:
  - One initial annual inspection;reinspection as needed
  - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
  - Respond to complaints
  - Includes day and evening shifts with coverage until 2:00 am on the weekends



# Resources Needed for STR Registration program



## Technology

- **Registration software** capable of online application and payment; case and inspection management
  - Created registration database – Anticipated to be operational pending PCI approval
  - Partnering with ITS and current vendor to finalize program
- **Compliance Activity & Enforcement software** to aid CCS staff with platform and host compliance:
  - **Address identification:** Monitoring hosting platforms; produce activity dashboard and map to monitor trends, etc.
  - **Compliance monitoring:** Up-to-date information for each identified rental unit and its compliance status; capable of sending letters to noncompliant properties 24/7; Monitor properties that become compliant after letter of enforcement
  - **Density management:** Track STR locations to ensure compliance with distance requirements



# Resources Needed for STR Registration program



## Technology

- Compliance Activity & Enforcement Software benefits:
  - Monitoring & Reporting
    - Establish baseline of STRs in Dallas
    - Real-time reporting of all new listings and daily calendar monitoring
    - Identify future bookings as they are made on the rental platform
    - Automatic identification of violations
  - Constituent Portal
    - Public-facing portal linked to CCS website
    - Permit data and responsible party contact information for STR property





# Resources Needed for STR Registration program



## Funding

	Accept CPC Recommendation		Reject CPC Recommendation	
<b>Staffing</b>	-Supervisor -Admin Specialist II -7 Code Officer III	\$663,129	-Manager, Supervisor -Admin Specialist II -14 Code Officer III	\$1,272,260
<b>Equipment</b>	Vehicles, uniforms, safety equipment	\$370,000	Vehicles, uniforms, safety equipment	\$671,516
<b>Training</b>	Code Academy, safety training, self-defense	\$11,428	Code Academy, safety training, self-defense	\$45,836
<b>Technology</b>	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000
<b>Annual Fee</b>	Annual Registration Fee	\$214	Annual Registration Fee	\$234
<b>Re-Inspection Fee</b>	Re-Inspection Fee	\$124	Re-Inspection Fee	\$139
<b>Total Expense</b>		<b>\$1,386,557</b>		<b>\$2,331,612</b>
<b>Estimated Revenue</b>		<b>\$41,450</b>		<b>\$910,297</b>



# Outreach and Engagement



Following adoption of zoning and registration ordinances, Code Compliance will conduct outreach efforts to include:

- Communications team collaboration
- Social media broadcast
- Stakeholder community meetings
- City Council newsletters
- Mailers to currently registered operators
- Advertise on our Code Compliance website





**City of Dallas**

# **Draft Short-Term Rental Zoning and Registration Ordinances**

## **Quality of Life, Arts & Culture Committee**

### **March 20, 2023**

Julia Ryan, AICP  
Director

Planning and Urban Design

Chris Christian, Director  
Code Compliance Services

Jeremy Reed, Assistant Director  
Code Compliance Services

- **Quality of Life Request – HB 2665**

- Bill prohibits a local government from adopting or enforcing a local law that :
  - Expressly or effectively prohibits the use of a property as an STR,
  - Regulates the duration or frequency of use of a property as an STR, or
  - Limits the number of occupants in an STR.



- **Quality of Life Request – HB 2665 Cont.**

- Bill authorizes a local government to adopt and enforce a local law that requires the owner or operator of an STR to:
  - Register the property as an STR,
  - Obtain all required tax registrations, receipts, or certificates,
  - Update registration information when the information changes,
  - Comply with parking, noise, and solid waste requirements, and
  - Designate and maintain at all times a local responsible party.

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.216.1, 51A-4.121, 51A-4.124, 51A-4.125, 51A-4.126, 51A-4.127, and 51A-4.205; providing regulations for short-term rental lodging uses; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 51-4.216.1, “Lodging Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (5), “Short-Term Rental Lodging,” to read as follows:

“(5) Short-term rental lodging.

(A) Definition: A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.

(B) Districts permitted: By right in MO, GO, and central area districts.

(C) Required off-street parking: One space per full or partial building rented to occupants.

(D) Required off-street loading: none.

(E) Additional provisions:

(i) This use must comply with Chapter 42B, “Short-Term Rentals,” of the Dallas City Code.

(ii) The number of short-term rentals in a single dwelling unit may not exceed one.

(iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless it is located in a zoning district in which the use is permitted and a certificate of occupancy is issued for the use.

(iv) Short-term rental lodging is prohibited in a multiple family structure that has received a density bonus under Division 51-4.900.”

SECTION 2. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “MO(A) Districts (MO-1 and MO-2),” of Section 51A-4.121, “Office Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]* or *[SUP]* *[See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.”

SECTION 3. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “General Office [GO(A)] District,” of Section 51A-4.121, “Office Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]*

- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.

SECTION 4. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (a), “CA-1(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.

SECTION 5. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “CA-2(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.



SECTION 6. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “MU-1 and MU-1(SAH) Districts,” of Section 51A-4.125, “mixed Use Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]* or *[SUP]* *[See Section 51A-4.205(1).]*
- Short-term rental lodging.”

SECTION 7. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (e), “MU-2 and MU-2(SAH) Districts,” of Section 51A-4.125, “Mixed Use Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.”

SECTION 8. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (f), “MU-3 and MU-3(SAH) Districts,” of Section 51A-4.125, “Mixed Use Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]*

- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.

SECTION 9. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “MC-1 District,” of Section 51A-4.126, “Multiple Commercial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR] or [SUP] [See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.

SECTION 10. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (e), “MC-2 District,” of Section 51A-4.126, “Multiple Commercial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR] or [SUP] [See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.

SECTION 11. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (f), “MC-3 and MC-4 Districts,” of Section 51A-4.126, “Multiple Commercial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR] or [SUP] [See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.”

SECTION 12. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “UC Districts,” of Section 51A-4.127, “Urban Corridor Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Short-term rental lodging ~~[None permitted].~~”

SECTION 13. That Paragraph (3) of Section 51A-4.205, “Lodging Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Short-term rental lodging.

(A) Definition: A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.

(B) Districts permitted: By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.

(C) Required off-street parking: One space per full or partial building rented to occupants.

(D) Required off-street loading: none.

(E) Additional provisions:

(i) This use must comply with Chapter 42B, “Short-Term Rentals,” of the Dallas City Code.

(ii) The number of short-term rentals in a single dwelling unit may not exceed one.

(iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless it is located in a zoning district in which the use is permitted and a certificate of occupancy is issued for the use.

(iv) Short-term rental lodging is prohibited in a multifamily structure that has received a density bonus under Division 51A-4.1100 [Reserved].”

SECTION 14. That the director of planning and urban design shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 15. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 16. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 17. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 18. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.



SECTION 19. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

3-17-23

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 27, “Minimum Property Standards,” by amending Section 27-30; adding Chapter 42B, “Short-Term Rentals,” to the Dallas City Code; providing (description of amendment); providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (g) of Section 27-30, “Registration and Posting Requirements; Defenses,” of Article VII, “Registration and Inspection of Rental Properties and Condominiums,” of Chapter 27, “Minimum Property Standards,” of the Dallas City Code is amended to read as follows:

“(g) It is a defense to prosecution under this section that:

(1) at the time of notice of violation, no dwelling units in the rental property are leased or offered for lease and the owner of the rental property has filed with the director an exemption affidavit on a form provided by the director;

(2) at the time of notice of violation, the owner of the single dwelling unit rental property had rented the property to tenants for a total of no more than 30 consecutive days during the preceding 12 months;

(3) at the time of the notice of violation, the only tenants living in the single dwelling unit rental property are individuals related to the owner by consanguinity or affinity;

(4) at the time of the notice of violation, the owner of a single dwelling unit rental property had a homestead exemption for the property on file with the county appraisal district in which the rental property is located; or

(5) at the time of the notice of violation:

(A) the property was registered as a short-term rental in accordance with Chapter 42B; and

(B) applicable hotel occupancy taxes levied on the property under Articles V and VII of Chapter 44 [~~of the city code, as amended,~~] had been collected and remitted in full.”

SECTION 2. That the Dallas City Code is amended by adding a new Chapter 42B, “Short-Term Rentals,” to read as follows:

**“CHAPTER 42B**

**SHORT-TERM RENTALS**

**SEC. 42B-1. DEFINITIONS.**

In this chapter:

(1) **BEDROOM** means any room in a short-term rental other than a kitchen, dining room, living room, bathroom, or closet. Additional dining rooms and living rooms, and all dens, game rooms, sun rooms, and other similar rooms are considered bedrooms.

(2) **BOOKING TRANSACTION** means any reservation or payment service provided by a person who facilitates a short-term rental transaction between a prospective visitor and a host.

(3) **DEPARTMENT** means the department designated by the city manager to enforce and administer this chapter.

(4) **DIRECTOR** means the director of the department designated by the city manager to enforce and administer this chapter and includes representatives, agents, or department employees designated by the director.

(5) **EGREGIOUS OFFENSE** means an offense that caused or could cause a serious threat to public health and safety, including but not limited to, commission of crimes that are related to drugs, prostitution, or a serious breach of the peace.

(6) **EMERGENCY CONDITION** means any fire, natural disaster, collapse hazard, burst pipe, lack of operable utilities, serious police incident, noise violation, or other condition that requires an immediate response to prevent harm to the property, the occupants of the property, or the public.

(7) **HOST** means a person who operates a short-term rental and includes representatives, agents, and employees of the host.

(8) **HOSTING PLATFORM** means a person who participates in the short-term rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking transaction using any medium of facilitation.

(9) **LOCAL RESPONSIBLE PARTY** means a natural person who represents the owner or host who may be contacted 24 hours a day, seven days a week, in the event of an emergency condition at a short-term rental.

(10) **OWNER** means a person who owns property used as a short-term rental and includes representatives, agents, and employees of the owner.

(11) **SHORT-TERM RENTAL** means a full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.

## **SEC. 42B-2. AUTHORITY OF DIRECTOR.**

The director shall implement and enforce this chapter and may by written order establish such rules, regulations, or procedures, not inconsistent with this chapter or other city ordinances, and state or federal law, as the director determines are necessary to discharge any duty under or to affect the policy of this chapter.

## **SEC. 42B-3. ESTABLISHMENT OF RULES AND REGULATIONS.**

(a) Before adopting, amending, or abolishing a rule, the director shall hold a public hearing on the proposal.

(b) The director shall fix the time and place of the hearing and, in addition to the notice required under the Open Meetings Act (Chapter 551, Texas Government Code), as amended, shall notify each owner, host, hosting platform, and such other persons as the director determines are interested in the subject matter of the hearing.

(c) After the public hearing, the director shall notify all owners, hosts, hosting platforms, and other interested persons of the director's action and shall post an order adopting, amending, or abolishing a rule on the official bulletin board in city hall for a period of not fewer than 10 days. The order becomes effective immediately upon expiration of the posting period.

## **SEC. 42B-4. SHORT-TERM RENTAL REGISTRATION AND POSTING REQUIREMENTS.**

(a) A person commits an offense if he owns or operates a short-term rental without a valid short-term rental registration issued under this chapter.

(b) A person other than a hosting platform commits an offense if he lists a property for rent, or allows a property to be listed for rent, as a short-term rental on a hosting platform without a valid short-term rental registration issued under this chapter.

(c) The owner and host of a short-term rental commit an offense if he fails to post the following in a conspicuous place in a common area of the property or as otherwise approved by the director:



- (1) the short-term rental certificate of occupancy; and
- (2) the certificate of registration for short-term rental.

**SEC. 42B-5. SHORT-TERM RENTAL REGISTRATION; FEES; RENEWAL.**

- (a) Each short-term rental property must be separately registered.
- (b) A short-term rental registration expires on the earlier of:
  - (1) one year after the registration date, or
  - (2) when ownership of the property changes.
- (c) The annual registration fee for a short-term rental is \$214.00.
- (d) The registration fee is nonrefundable. The registration fee may not be prorated or applied to another property.
- (e) The initial inspection fee is included in the annual registration fee. If a property must be reinspected, the reinspection fee is \$124.00.
- (f) A host shall keep the information contained in its registration application current and accurate. If there is any change in the application information, the host shall notify the director in writing within 10 days of the changes of information.
- (g) A registration may be renewed by making application for a renewal in accordance with this chapter on a form provided by the director. In the application for renewal, the host shall certify that all information in the then-current registration application is still accurate as of the date of the renewal application or otherwise correct any information that is not accurate as of the date of the renewal application.

**SEC. 42B-6. SHORT-TERM RENTAL REGISTRATION APPLICATION.**

To obtain a registration to operate a short-term rental, a person must submit a complete application to the director on a form provided for that purpose. If the applicant is not an individual, an authorized officer or agent of the applicant must file the form. The application must contain the following information and be accompanied by the annual registration fee required under Section 42B-5 before it is considered complete:

- (1) The name, mailing address, and telephone number for:
  - (A) the owner;
  - (B) the host;

(C) the local responsible party;

(D) if the owner of the short-term rental is not a natural person, then an agent, employee, or officer of the owner authorized to receive legal notices and service of legal process on behalf of the owner, and in the case of an entity required to be registered with the State of Texas, the registered agent for service of process for the entity;

(E) if the host is not a natural person, then an agent, employee, or officer of the host authorized to receive legal notices and service of legal process on behalf of the host, and in the case of an entity required to be registered with the State of Texas, the registered agent for service of process for the entity;

(F) the holder of any deed of trust or mortgage lien on the short-term rental property being registered; and

(G) any agent, employee, officer, property manager, and other persons in control of, managing, or operating the short-term rental property on behalf of the owner or host;

(2) the property address;

(3) if the property being registered is part of a multitenant property or a condominium:

(A) the name of the property, all legal addresses comprising the property, and the main telephone number, if any, of the property; and

(B) the apartment or unit number of the short-term rental unit being registered;

(4) if the owner is not a natural person, the form of the entity, including, but not limited to, a corporation, general partnership, limited partnership, trust, or limited liability company, and the state or foreign jurisdiction of organization and registration, if other than the State of Texas, as well as the name and mailing address for each principal officer, director, general partner, trustee, manager, member, or other person charged with the operation, control, or management of the entity;

(5) if the host is not a natural person, the form of the entity, including, but not limited to, a corporation, general partnership, limited partnership, trust, or limited liability company, and the state or foreign jurisdiction of organization and registration, if other than the State of Texas, as well as the name and mailing address for each principal officer, director, general partner, trustee, manager, member, or other person charged with the operation, control, or management of the entity;

(6) a copy of the host's current driver's license or other government-issued personal identification card containing a photograph of the host, if the host is a natural person;

(7) the hotel occupancy tax registration number issued in accordance with Chapter 44 of this code;

(8) any additional information the host desires to include or that the director deems necessary to aid in the determination of whether the application will be deemed complete;

(9) an acknowledgement by the host of the following:

- (A) occupancy limits;
- (B) parking requirements;
- (C) noise limits;
- (D) revocation process; and
- (E) advertisement and signage limitations; and

(10) if the host is not the owner, a statement that is signed and acknowledged by the owner giving the host permission to operate the short-term rental.

**SEC. 42B-7. REVIEW AND ACCEPTANCE OF REGISTRATION APPLICATION.**

(a) An application will not be processed until the annual registration fee required by Section 42B-5 has been paid.

(b) The director shall review an application within 10 business days of receipt to determine completeness.

(c) If the director finds that the applicant has failed to submit a complete application or that any of the information on the application is materially incorrect or misleading, the director shall promptly notify the applicant by United States or electronic mail that the application is defective or incomplete and the director shall list the defects and missing items.

(d) An application shall expire and be void *ab initio* if by the 10<sup>th</sup> business day after the applicant is notified that the application is defective or incomplete, the applicant fails to provide documents or other information necessary to comply with the requirements of this chapter.

(e) If the director finds that the applicant submitted a complete application and all criteria have been met, the director shall promptly notify the applicant that the application has been received and found to be complete.

**SEC. 42B-8. PROPERTY INSPECTIONS.**

(a) After the director deems an application complete, but before an application is approved, the director shall conduct an inspection of the property to determine if there are any code violations. If the inspection reveals any violations of the Dallas City Code, the director shall issue a notice of violation to the owner, operator, or person in control to remedy the violations. The director shall not approve the registration until the identified code violations at the property have been abated.

(b) The director may conduct inspections of short-term rental properties at any time the director deems necessary when determined to be in the interest of the public health, safety, and welfare.

(c) Except as provided in this section, the director shall conduct a property inspection of each short-term rental upon application for renewal of a registration.

(d) For a registration renewal, no inspection is required if code violations were not found on the property in the previous 12 calendar months.

(e) The director may conduct inspections at the property if any complaint is received alleging violations occurring at the property including, but not limited to, violations of noise or parking regulations.

**SEC. 42B-9. ISSUANCE AND DENIAL OF REGISTRATION.**

(a) Upon the submission of a complete application, the director shall issue a registration to operate a short-term rental if the director determines:

(1) the applicant has complied with all requirements for issuance of the registration;

(2) the applicant has not made a false statement as to a material matter in the application;

(3) the property being registered has passed all inspections and the condition and use of the short-term rental comply with the zoning regulations in the Dallas Development Code and the minimum property standards in Chapter 27;

(4) there have not been three or more citations for violations of the Dallas City Code found on the property being registered within the previous 12 calendar months prior to the registration application;

(5) the property is not within 2,000 feet from the lot line of another registered short-term rental in an agricultural, single family, duplex, townhouse, or clustered housing zoning district as defined in the Dallas Development Code or a planned development district or conservation district whose base zoning is an agricultural, single family, duplex, townhouse, or clustered housing district;



(6) the owner and host are not delinquent in any ad valorem taxes, fees, fines, or penalties owed to the city in relation to the property where the short-term rental is located;

(7) the owner and host are not delinquent in any hotel occupancy taxes owed to the city; and

(8) the owner and host have not had a short-term rental registration revoked within the past 12 months.

(b) If the director determines that the requirements of Subsection (a) have not been met, the director shall deny the registration.

(c) If the director determines that the applicant should be denied a registration, the director shall notify the applicant in writing, by certified mail, return receipt requested, that the application is denied and include in the notice the reason for denial and a statement informing the applicant of the right to appeal.

#### **SEC. 42B-10. REVOCATION OF SHORT-TERM RENTAL REGISTRATION.**

(a) The director may revoke a short-term rental registration if the property registered as a short-term rental is the site of three or more citations for violations of the Dallas City Code or state or federal law three or more times in a one-year period. Violations considered under this provision include, but are not limited to, parking on unapproved surfaces, failure to maintain the property free of litter, exceeding noise limitations, disorderly or criminal conduct, failure to pay hotel occupancy tax, or any of the provisions of this chapter.

(b) A short-term rental registration issued under this chapter may be revoked at the director's discretion if an egregious offense occurs at the property.

(c) The director may revoke all registrations associated with a single owner or host upon revocation of any registration.

(d) If the director determines that a registration should be revoked, the director shall notify the owner and host in writing, by certified mail, return receipt requested, that the registration is revoked and include in the notice the reason for revocation and a statement informing the owner and host of the right to appeal.

(e) An owner or host that has had a registration revoked under this section shall not be permitted to apply for a short-term rental registration for a period of one year following the date of the revocation.

(f) A revocation under this section is final unless the owner or host files an appeal with the permit and license appeal board in accordance with Section 2-96.

(g) The filing of an appeal stays the action of the director in revoking a registration until the permit and license appeal board makes a final decision.

(h) The permit and license appeal board shall consider the facts as they existed at the time of the registration denial, suspension, or revocation in making its decision.

**SEC. 42B-11. REQUIRED EMERGENCY RESPONSE.**

(a) A host shall provide the director with the name, address, and telephone number of a local responsible party. This designation shall be provided on a notarized form designated by the director that is signed by the local responsible party.

(b) A host shall notify the director immediately of any change in the emergency response information on a notarized form designated by the director.

(c) The local responsible party shall arrive at the property within one hour after being notified by the city or emergency response personnel that an emergency condition has occurred on the property.

(d) Upon arrival at the short-term rental when requested as provided above, the local responsible party shall notify the requesting city personnel of his arrival and shall take reasonable actions to resolve the emergency condition.

(e) A local responsible party must be authorized to make decisions regarding the premises and its occupants. A local responsible party may be required to, and shall not refuse to, accept service of citation for any violations on the premises. Acceptance of service shall not act to release owner of any liability under this chapter.

**SEC. 42B-12. OPERATION OF SHORT-TERM RENTAL.**

(a) Maximum occupancy for a short-term rental is three people per bedroom.

(b) The use of amplified sound equipment that produces a sound audible beyond the property line of the premises between the hours of 10:00 p.m. and 7:00 a.m. is prohibited.

(c) The host shall limit the number of guest vehicles to the number of available off-street parking spaces available at the short-term rental property.

(d) Any public listing or advertisement for a property as a short-term rental must include:

- (1) the City of Dallas short-term rental registration number;
- (2) occupancy limitations;
- (3) limitations on the use of amplified sound equipment;
- (4) the number of vehicles allowed;

(5) city regulations related to parking on unapproved surfaces and oversized vehicles; and

(6) a minimum allowable rental period of two nights.

**SEC. 42B-13. HOSTING PLATFORM REGISTRATION; REVOCATION.**

(a) To obtain a registration to operate as a hosting platform, a person shall submit a complete application to the director on a form provided for that purpose. If the applicant is not an individual, an authorized officer or agent of the applicant must file the form. The application must contain the following information and be accompanied by a fee of \$XX before it is considered complete:

(1) the name, telephone number, and email address of a contact person at the hosting platform; and

(2) any other information the director deems necessary.

(b) A registration issued under this section is valid for one year.

(c) The director shall revoke the registration of a hosting platform if the hosting platform collects a fee or fails to submit a report in violation of Section 42B-14.

(d) If the director determines that a registration should be revoked, the director shall notify the hosting platform in writing, by certified mail, return receipt requested, that the registration is revoked and include in the notice the reason for revocation and a statement informing the owner and host of the right to appeal.

(e) A hosting platform that has had a registration revoked under this section shall not be permitted to apply for a hosting platform registration for a period of one year following the date of the revocation.

(f) A revocation under this section is final unless the hosting platform files an appeal with the permit and license appeal board in accordance with Section 2-96.

(g) The filing of an appeal stays the action of the director in revoking a registration until the permit and license appeal board makes a final decision.

(h) The permit and license appeal board shall consider the facts as they existed at the time of the revocation in making its decision.

**SEC. 42B-14. HOSTING PLATFORM OPERATIONS.**

(a) Hosting platforms shall not collect or receive a fee, directly or indirectly, through an agent or intermediary, for completing a booking transaction for a short-term rental unless the hosting platform has registered with the city in compliance with this Section 42B-13 and the short-

term rental has a valid registration number issued by the director in accordance with Section 42B-9.

(b) Hosting platforms shall not collect or receive a fee, directly or indirectly, through an agent or intermediary, for facilitating or providing services ancillary to an unregistered short-term rental, including, but not limited to, insurance, concierge services, catering, restaurant bookings, tours, guide services, entertainment, cleaning, property management, or maintenance.

(c) A hosting platform registered under this chapter shall provide the director, on a monthly basis, an electronic report, in a format determined by the director, of the listings maintained, authorized, facilitated, or advertised by the hosting plat within the city for the applicable reporting period. The report must include a breakdown of where the listings are located and whether the listing is for a room or a whole unit.

#### **SEC. 42B-15. CRIMINAL OFFENSES.**

A person commits an offense if he violates or attempts to violate a provision of this chapter, or a rule or regulation established by the director under this article, that is applicable to a person. A culpable mental state is not required for an offense under this chapter unless the provision defining the conduct expressly requires a culpable mental state. A separate offense is committed each day in which an offense occurs.”

SECTION 3. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$500.

SECTION 4. That Chapters 27 and 42B of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-822

**Item #:** C.

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City of Dallas Youth and Senior Programming  
[Carl Simpson, Assistant City Manager]

# Memorandum



CITY OF DALLAS

DATE March 20, 2023

TO Honorable Members of the Quality of Life, Arts, and Culture Committee

SUBJECT **City of Dallas Youth and Senior Programming**

The purpose of this memorandum is to inform and update the Members of the Quality of Life, Arts, and Culture Committee on the variety of programs and services the City of Dallas makes available to youth and seniors. Specifically, the citywide youth and senior programming provided by the Dallas Public Library, the Office of Arts and Culture, and the Dallas Police Department.

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## **Dallas Public Library**

### Senior Programming

The Library's senior services target city residents 60 and older and include wellness, safety, and engagement. They are offered at all locations based upon the needs and demographics of each library location. The goal is to provide opportunities for socialization to help decrease/prevent isolation and enhance connections to resources for maintaining independence. Current programs include:

- Medicare Assistance – workshops and one-on-one informational sessions
  - Healthcare Navigators - Parkland/Texas Health resource sessions; offered in English and Spanish
- Wellness – including chair yoga and DRUMBA
- Social programs – Coffee Club, knitting & crochet, Inspired Aging (arts-based residency program)
- Curbside service – available for seniors and disabled patrons upon request
- Library materials – large print materials and digital audiobooks

In March we will be launching Memory Care Kits at three branch locations (Highland Hills, North Oak Cliff, and Park Forest branches). The target audience is seniors (and their caregivers) experiencing memory loss or cognitive decline. The kits are designed to facilitate conversation, invite sharing, and ignite reminiscing about the past with themes such as sensory sounds, remembering the seasons, farm reminiscence, and remembering the 1960s. The kits are made possible by a grant from the Texas State Library & Archives Commission. In addition, the Library will begin checking out a limited number of CD players to help facilitate listening to audiobooks and music.

### Youth Programming

Early childhood services are offered at all 30 Dallas Public Library locations. These services target children ages 0 to 5 and are focused on pre-reading skills, social emotional learning and brain development. To help promote and emphasize these services they are branded as #ReadingReady. The purpose of these programs is to:

- Build early literacy skills through practice - talk, sing, write, play, read
- Promote school readiness – letter knowledge and self-regulation
- Model for parents and caregivers as their child’s first teacher

Current services include weekly storytime / *hora de cuentos* at library and community locations. Bookmarks at NorthPark Center and Youth Discovery Center at the J. Erik Jonsson Central Library are two spaces just for children with lots of programs and services. “Books for Dallas Babies” provides books and early literacy information to new parents at Parkland Hospital System. Through *Ferst Readers*, the Library offers “Once Upon a Month” allowing parents to register to receive an age-appropriate book once a month via mail.

In late 2022 and early 2023, “Ready Reading Place Spaces” were installed at all library locations. These spaces encourage dramatic play, talking and vocabulary which are essential pre-reading skills. The spaces were privately funded through a very generous grant from the David M. Munson and Mona Campbell Munson Fund of The Dallas Foundation. The Library has received positive feedback from parents and staff regarding these spaces.

The Library is launching several new programs and services that support early childhood literacy efforts. They include:

- **Early Literacy Kits** - in cooperation with WIC clinics, the library will be distributing 10,000 early literacy kits at five clinics in equity priority neighborhoods. The kits encourage and support the parental role as a child’s first teacher
- **1000 Books Before Kindergarten** - promotes reading to newborns, infants and toddlers; improves vocabulary and school-readiness
- **Here Comes Kindergarten** - improves vocabulary and school-readiness; includes knowledge lessons like letters, numbers and shapes, as well as social-emotional skills

The Library shares space with nearby City facilities and schools. Library staff work together with Park and Recreation staff to plan joint programs.

- Playgrounds on site
  - Audelia Road Branch
  - Vickery Park Branch
- Co-located with DISD school
  - Hampton-Illinois Branch and Jimmie Tyler Brashear Elementary School
  - Arcadia Park Branch and Arcadia Park Elementary School
- Recreation Centers/Parks
  - Timberglen Branch
  - Fretz Park Branch
  - Grauwyler Park Branch
  - Kleberg-Rylie Branch
  - Mountain Creek Branch and Emerald Lake Park

- Community Centers
  - Martin Luther King, Jr. Branch and Martin Luther King, Jr. Community Center
  - Dallas West Branch and West Dallas Multipurpose Center

### New Programming

The Library has several new programs and services planned for seniors and early childhood services.

- Senior Services
  - Continue developing relationships with partners to offer more programming
  - Continue adding more bilingual/Spanish language senior programming
- Early Childhood Services
  - Continue reaching out to areas where parents, caregivers and children gather
  - Continue installing MiniDPLs – bookshelves/browsing bins stocked with books for children to take home in areas where families gather
  - Begin implementing StoryWalks - movement and literacy boosting project that places an illustrated children's book, taken apart and displayed page by page, along a walking route in your community
    - Permanent and mobile StoryWalks will be located throughout the City; exploring partnership with Park & Recreation
- Target metrics
  - Early Childhood Alignment with Racial Equity Plan
    - Increase early childhood literacy initiatives, i.e., Storytime, kindergarten readiness programs, early literacy outreach, from 12 to 48 at libraries serving equity priority areas by September 30, 2024. (from Racial Equity Plan)
    - Distribute 10,000 early literacy kits at WIC clinics with survey that measures usefulness of kit
  - Senior Services
    - Increase senior programming by 20%

The Library would like to acknowledge the support of the Friends of Dallas Public Library, Inc. For making many of these programs possible by securing both private and corporate funding and ongoing advocacy work.

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## **Office of Arts and Culture**

### Senior Programming

The Community Arts Division's FY 21-22 Summer Residency Program provided specialized programming for senior citizens via B. Moore Dance who provided one 8-week residency in District 2 and a second 8-week session in District 6. These workshops were focused on choreography created by Artistic Director, Bridget L. Moore, based on a series of collage paintings created by artist-painter, Romare Bearden. Attendance for the

residency in District 2 was 40 seniors and for District 6 was 180 seniors. The residency program also included a senior-focused 8-week session hosted by the Ollimpaxqui Ballet Company in which seniors were able to learn dances focused on Latin American rhythms such as Merengue, Salsa, and Cumbia. The Ollimpaxqui Ballet Company Residency for seniors was held in District 11 at the Juniper Village at Preston Hollow. Attendance for this residency was 170. These residencies continued the priorities of the Dallas Cultural Plan to reach communities without direct access to arts and cultural programming, continuing to eliminate the barriers to quality of life for all Dallas residents.

The Latino Cultural Center's (LCC) current programs for seniors include its hallmark *Cine de Oro*, *Loteria*, and *LCC Line Dancing*. *Cine de Oro* takes place every third Wednesday of every month, from 10am - 1pm. This program provides a space for our community elders to socialize over coffee and pan dulce, following a screening of classic Spanish films. At the end of each season, the LCC hosts a *Loteria*, where seniors can win prizes, and invite their loved ones to join. In addition, the center partners with nonprofit organizations that focus on senior social services, such as AARP, empowering senior citizens with programs available through local nonprofits. Regular attendees include residents from nearby senior community centers and participants of PKR's Activate Senior Adult Programs. *LCC Line Dancing* takes place quarterly and provides much-needed socialization for the center's senior constituency. Most Latino/a seniors served through these programs came from historically underserved neighborhoods. These programs continue to advance the goals and priorities of the Dallas Cultural Plan and enhance BIPOC arts and cultural programming.

The Bath House Cultural Center (BHCC) will launch a monthly performing arts series this spring for senior citizens that will be hosted on Wednesday mornings. This program will be an extension of the Saturday matinees that the center's performing arts rental groups produce to better serve the senior citizen community in East Dallas and surrounding neighborhoods. For this new initiative, BHCC will target marketing efforts through grassroots communications, such as flyers and posters, in historically underserved neighborhoods in East and Northeast Dallas closest to the center.

### Youth Programming

*The School of Yes!* Summer Camp is a signature program between the Oak Cliff Cultural Center (OC3) and Cara Mia Theatre. The camp offers classes in theater, dance, music, and visual arts. Additionally, high school students take leadership, film and photography classes. The camp is open to a total of 75 students from ages 6—18; classes are split into three different age groups. As of FY 2021-22, 91.5% of youth who participate in this program are from historically disadvantaged communities, with 65% living in Oak Cliff and a total of 26 zip codes being served.

In summer 2022, the BHCC produced 2 summer camp programs that served different youth age groups. The first summer camp program was a collaboration with Out Loud Dallas to produce a 3-week summer-arts intensive in theater, visual art, dance, and music for students ages 11-14, with a culminating performance for the public at the end of camp.



The second program was a partnership with the Creative Arts Center of Dallas to produce a 2-week mural arts camp for students ages 14 to 18 years with a final mural unveiling at the end of camp. Over the course of the two programs, the center served 25 students with 160 hours of arts instruction by local working artists. Ninety-five percent of the students served through these camps came from historically underserved communities.

Additionally in FY 22-23, BHCC has expanded its youth programs to include a monthly family arts event, *Family Arts Bash!* with a targeted audience of 2-12-year-olds and their parents, a theater/dance Spring Break camp, and an after-school program for the fall. *Family Arts Bash!* has been a great success with an average attendance of 200 individuals per event and 63% of audiences identifying as BIPOC. As the additional programs begin this spring, staff will continue to collect demographic data and pivot as necessary to continue to prioritize BIPOC arts and cultural programming needs at the center.

In FY 22-23, South Dallas Cultural Center (SDCC) continues to have intergenerational and age-specific programming. From movement classes to theater performances to photography, SDCC's youth programs include: *The Smart Project* for teenage girls interested in art and technology; *First Step Ballet* classes (ages 4-10); and guitar lessons for youth conducted by Swan Strings. The SDCC's hallmark summer program *The Living Art Camp* in June with a projected total enrollment of approximately 50 students ages 8-14 is managed by SDCC's partner *Raise Your Voice*. Historically, a majority of SDCC's programming has reached historically underserved communities in South Dallas.

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### **Dallas Police Department**

On February 13, 2023, the Public Safety was briefed on DPD's Youth and Senior programs. For your quick reference, you can access the briefing presentation by copy and pasting the following link into your browser:

<https://cityofdallas.legistar.com/LegislationDetail.aspx?ID=6023998&GUID=9224AEB2-10D1-449D-A827-30B4DC884D5A&Options=&Search=>

The Dallas Police Department Violent Crime Plan includes the term Weeding and Seeding, weeding the criminal element off the street while planting positive seeds in our Dallas communities. Over the years, the Dallas Police Department has made significant effort to enhance relationships with the community and provide youth and seniors with activities and programs.

The Dallas Police Explorer program, which was established in 1973, allows youth between the ages of 14 through 21 to enter the program to engage with DPD personnel to enhance leadership, teamwork, and friendship. This program also helps youth develop positive character traits and provide service to the community.

The Junior Police Academy allows students from the 4<sup>th</sup> through 12<sup>th</sup> grade to enter a modified police academy setting to learn from various specialized units in the Department. This includes instruction from SWAT, Investigations, and the Motorcycle Unit.

Blue in the School was established in 2013. In partnership with DISD, DPD teaches 3<sup>rd</sup> graders, once a month. The children are taught life skills such as decision-making, self-confidence, peer pressure, and conflict management.

Pathways in Technology Early College High Schools (PTECH) partners with DISD and the Texas Education Agency. Certified uniformed Dallas Police Officers teach a criminal justice curriculum and provide further life-skills, development training, and education on the nature and complexity of law enforcement. Specifically, DPD is involved in the PTECH program at Bryan Adams High School, David. W Carter High School and Sunset High School.

The Dallas Police Athletic League became a charter member of the National Police Athletic League in 2007. PALS offers activities to Dallas residents from ages 8 to 18. One of the PALS programs is boxing. There are two gym locations, one at 6424 Elam Rd and the other at 9759 Forest Lane. These boxing gyms are open between 4:00 pm-8:00pm, Monday through Friday. In this boxing program, there are two categories, one for boxing basics and the other for competition boxing.

Lastly, the Dallas Police Department offers Disc Golf, Horsemanship, and Music classes. These programs are made possible with partnerships with other City of Dallas Departments and as well as other entities.

The Dallas Police Department's Neighborhood Police Officer Unit at each patrol division develop and maintain relationships with the established senior groups in their community. The NPOs host events that are tailored to the specific community need. These include Senior Health and Safety Fairs, Crime Watch Groups, and Volunteers in Patrol. The NPOs also provide educational presentations important for the safety and welfare of the city's senior population such as crime prevention and safety awareness, fraud and financial crimes prevention, and robbery prevention and identity theft prevention.

The Dallas Police Department stays committed to planting seeds throughout all the communities in the City of Dallas. The Dallas Police Department will continue to provide current programming while exploring new opportunities to expand youth and senior programming.

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These diverse programs are free to Dallas residents and enhance the quality of life throughout the city. Should you have any questions or would like to provide input, please do not hesitate to contact me or Jo Giudice, Director of the Dallas Public Library ([maryjo.giudice@dallas.gov](mailto:maryjo.giudice@dallas.gov)), Martine Philippe, Director of the Office of Arts and Culture

DATE March 20, 2023  
SUBJECT **OAC Youth and Senior Programming**  
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([martine.philippe@dallas.gov](mailto:martine.philippe@dallas.gov)), Assistant Chief Jesse Reyes ([jesse.reyes@dallaspolice.gov](mailto:jesse.reyes@dallaspolice.gov)),  
or Major Christopher Jaquez ([christopher.jaquez@dallaspolice.gov](mailto:christopher.jaquez@dallaspolice.gov)).



Carl Simpson  
Assistant City Manager

C: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-841

**Item #:** D.

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Legal issues related to potential regulation options for short-term rentals. (Tex. Gov't Code § 551.071).