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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201



Quality of Life, Arts and Culture Committee

REVISED

January 19, 2021

9:00 AM

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

The Quality of Life, Arts & Culture Committee meeting will be held by videoconference. The meeting will be broadcast live on Spectrum Cable Channel 95 and online at bit.ly/cityofdallastv.

The public may also listen to the meeting as an attendee at the following videoconference link:
<https://dallascityhall.webex.com/dallascityhall/onstage/g.phpMTID=e9deef45cebba01504ad7c59e5879e8cc>

2021 CITY COUNCIL APPOINTMENTS

COUNCIL COMMITTEE	
ECONOMIC DEVELOPMENT Atkins (C), Blewett (VC), Gates, McGough, Narvaez, Resendez, West	ENVIRONMENT AND SUSTAINABILITY Narvaez (C), West (VC), Atkins, Blackmon, Gates
GOVERNMENT PERFORMANCE AND FINANCIAL MANAGEMENT Mendelsohn (C), Gates (VC), Bazaldua, McGough, Thomas	HOUSING AND HOMELESSNESS SOLUTIONS Thomas (C), Mendelsohn (VC), Arnold, Blackmon, Kleinman, Resendez, West
PUBLIC SAFETY Gates (C), Kleinman (VC), Arnold, Bazaldua, Blewett, McGough, Medrano, Mendelsohn, Thomas	QUALITY OF LIFE, ARTS, AND CULTURE Medrano (C), Atkins (VC), Arnold, Blewett, Narvaez
TRANSPORTATION AND INFRASTRUCTURE McGough (C), Medrano (VC), Atkins, Bazaldua, Kleinman, Mendelsohn, West	WORKFORCE, EDUCATION, AND EQUITY Thomas (C), Resendez (VC), Blackmon, Kleinman, Medrano
AD HOC JUDICIAL NOMINATING COMMITTEE McGough (C), Blewett, Mendelsohn, Narvaez, West	AD HOC LEGISLATIVE AFFAIRS Johnson (C), Mendelsohn (VC), Atkins, Gates, McGough
AD HOC COMMITTEE ON COVID-19 RECOVERY AND ASSISTANCE Thomas (C), Atkins, Blewett, Gates, Mendelsohn, Narvaez, Resendez	

(C) – Chair, (VC) – Vice Chair

Note: A quorum of the Dallas City Council may attend this Council Committee meeting.

Call to Order**MINUTES**

- A. [21-28](#) Approval of the November 16, 2020 Minutes

Attachments: [Minutes](#)

SPECIAL PRESENTATION

- B. [21-60](#) Special recognition for Kate Bouchillon: Recognition for her work on the I-30 and Sylvan beautification project.

BRIEFING ITEMS

- C. [21-29](#) Short-Term Rentals (STR) Task Force Recommendations
[Joey Zapata, City Manager's Office; Carl Simpson, Code Compliance;
Anna Holmes, City Attorney's Office; Jill Haning, City Attorney's Office]

Attachments: [Presentation](#)

BRIEFING MEMORANDUM

- D. [21-30](#) Project Update for Memorial to Victims of Racial Violence
[Joey Zapata, Assistant City Manager]

Attachments: [Memorandum](#)

ACTION ITEMS

- E. [21-31](#) Consideration of a resolution requesting the Board of Adjustment to authorize compliance proceedings for Bar 3606 located at 3606 Greenville Avenue, Ste. B, Dallas, Texas
- F. [21-33](#) Consideration of a resolution requesting the Board of Adjustment to authorize compliance proceedings for Big D Cut Rate Beer and Wine located at 1405 Martin Luther King, Jr. Boulevard, Dallas, Texas
- G. [21-34](#) Consideration of a resolution requesting the Board of Adjustment to authorize compliance proceedings for Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas, Texas

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
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-28

Item #: A.

Approval of the November 16, 2020 Minutes

Quality of Life, Arts & Culture Committee Meeting Record

The Quality of Life, Arts & Culture Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com.

Meeting Date: November 16, 2020

Convened: 9:04 a.m.

Adjourned: 9:49 a.m.

Committee Members Present:

Adam Medrano, Mayor Pro Tem, Chair
Tennell Atkins, Vice Chair
Carolyn Arnold
David Blewett
Omar Narvaez

Committee Members Absent:

Other Council Members Present:

Presenters:

John Jenkins, Director Park and Recreation
Jennifer Scripps, Director, Office of Arts and Culture
Joey Zapata, Assistant City Manager

AGENDA

Call to Order (9:04 a.m.)

A. Approval of the November 16, 2020 Meeting Minutes

Presenter(s): Adam Medrano, Mayor Pro Tem Adam, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the November 16, 2020 Quality of Life, Arts & Culture Committee meeting.

Motion made by: Tennell Atkins
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: David Blewett
Item passed on a divided vote:
Item failed on a divided vote:

B. Dallas Theater Center and Kalita Humphreys Theater Update

Presenter(s): Jennifer Scripps, Director, Office of Arts and Culture

Action Taken/Committee Recommendation(s): The Committee discussed: Community engagement and fundraising process. Timeline of the amount of funds needed to be raised before being able to complete the process. Master plan completion to move forward with the funds available. Facility conditions and upkeep by City staff.

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

C. Briefing Memorandum: Fair Park Children's Aquarium Interim Operating Funding for FY20-21

Presenter(s): John Jenkins, Director, Park and Recreation

Action Taken/Committee Recommendation(s): The Committee discussed: Funding to navigate the beginning of the process to secure this facility at Fair Park.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

D. Briefing Memorandum: Short-Term Rentals (STR) Task Force Update

Presenter(s): Joey Zapata, Assistant City Manager

Action Taken/Committee Recommendation(s): The Committee discussed: The Task Force members and process of nomination.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

E. Action Item: Consideration of a resolution requesting the Board of Adjustment to authorize compliance proceedings for the OT Tavern at 3606 Greenville Avenue

Presenter(s):

Action Taken/Committee Recommendation(s): The Committee discussed:

Motion made by: David Blewett

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Omar Narvaez

Item passed on a divided vote:

Item failed on a divided vote:

Adjourn (9:49 a.m.)

APPROVED BY:

ATTESTED BY:

Adam Medrano, Chair
Quality of Life, Arts & Culture Committee

Juan Garcia, Coordinator
Quality of Life, Arts & Culture Committee



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-60

Item #: B.

Special recognition for Kate Bouchillon: Recognition for her work on the I-30 and Sylvan beautification project.

G O S S Y

NEW MURAL BY ASH STUDIOS CELEBRATES THE CULTURE OF OAK CLIFF & WEST DALLAS

Neighborhood group and local artists collaborate to transform IH 30 & Sylvan underpass

(DALLAS, TEXAS — JULY 2020; source: Gossypion Investments) - In November 2019, Oak Cliff dweller and neighborhood organizer Kate Bouchillon approached **Ash Studios'** co-founder Fred Villanueva to create a mural design for the underpass at Interstate 30 and Sylvan. Bouchillon, with backing from Fort Worth Avenue Development Group, had been laying the groundwork with fundraising efforts and permits for the past three years. In May of this year Sylvan 30 extended a community matching challenge and in June, with an overwhelming response from the community, fundraising efforts were complete. Shortly after the project received a green light.

This dynamic urban beautification project has spoken to thousands of Dallasites by bringing art and color into a non-traditional space. It is a perfect example of what we are capable of when residents and local government team with public artists to engage our city's people by putting art into action. The art will contribute to Dallas culture, and Oak Cliff specifically, for years to come. – Fred Villanueva

Working within the collaborative spirit that Ash Studios embodies, Fred Villanueva teamed up with artist friend and resident of Oak Cliff, JM Rizzi. With the events surrounding COVID-19, Rizzi and Villanueva recognized the unique opportunity that art and nature offer the community. They wanted to create a monumental series that reflects a blend of what makes Dallas a great place to live in the 21st century. In addition, the work speaks to the vibrant culture and history in the Oak Cliff and West Dallas neighborhoods.

“Seasons & Rhythm / Estaciones y Ritmo” can be imagined as a transformative passage, corridor, or conduit from the exciting rhythm of developed urban reality to the peaceful, residential, and natural environment that thousands of residents pass through on their daily routine. The Sylvan Interstate 30 Underpass Beautification aims to capture the metamorphosis from city to nature and back again.

The mural *“Seasons & Rhythm / Estaciones y Ritmo”* represents the different seasons and as one drives through the underpass, they can experience them in one swift car ride. This project has led to the launch of Ash Studios' new project, Texas Mural. Ash will continue seeking out new mural concepts rooted in cultural equity and community building. For more information on Texas Mural, visit texasmural.com.

“Numerous community stakeholders, both public and private, contributed to realizing this vision. It's my belief that this combined effort highlights one of the many things that makes the West Dallas and Oak Cliff neighborhoods unique- the ability to unite as a community and deliver something positive.” - Kate Bouchillon

“Seasons & Rhythm / Estaciones y Ritmo” will have a ribbon cutting on **August 1, 2020 at 9 am** that will be open to the public. Guests are asked to adhere to social distancing guidelines and to wear masks. A full list of organizations and donors who made the project possible will be shared onsite.

###

Press Contacts:

Wendy Taliaferro
(210) 744-4039; wendy@gossypion.com







City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-29

Item #: C.

Short-Term Rentals (STR) Task Force Recommendations

[Joey Zapata, City Manager's Office; Carl Simpson, Code Compliance; Anna Holmes, City Attorney's Office; Jill Haning, City Attorney's Office]



City of Dallas

Task Force Recommendations for Regulation of Short-Term Rental (STR)

**Quality of Life, Arts & Culture Committee
January 20, 2021**

Joey Zapata, City Manager's Office
Carl Simpson, Code Compliance
Anna Holmes, City Attorney's Office
Jill Haning, City Attorney's Office
City of Dallas



Outline

- Background
- Purpose
- Summary of Task Force Recommendations
- Regulation challenges and options for consideration
- Requested Input/Action
- Next Steps
- Appendix: Task Force Members and Recommendations





Background

- Short-Term Rental (STR) properties include rooms or whole houses, condos and apartments that rent daily or weekly and are a growing alternative to hotels
- STRs are currently exempted from the City's existing Rental Home Registration & Inspection Program but are required to register/pay Hotel Occupancy Taxes (HOT)
 - City has contracted with a vendor, MUNIRevs, to research and provide ownership and location information for Dallas STRs
 - Reporting went "live" November 1, 2019 and data is being updated twice per week and shared with enforcement departments





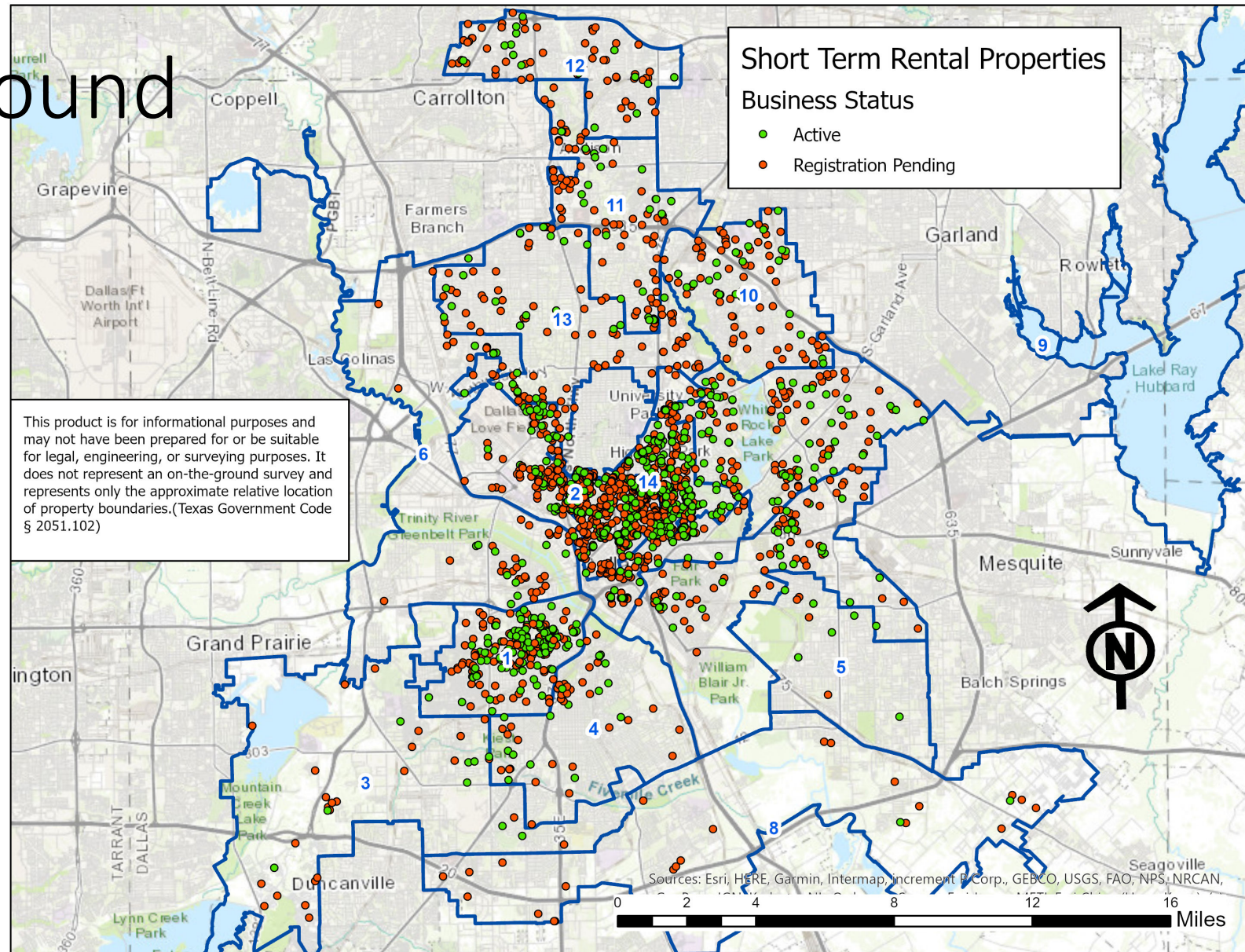
Background

- HOT Registration and Payments
 - FY20 Hotel Occupancy Tax (HOT) revenue: \$41,601,458.65
 - 250 Hotels as of 30-Sep-2020: \$40,441,238.00 (97.2%)
 - 698 of 2,036 STRs as of 30-Sep-2020: \$1,160,220.65 (2.7%)

	30-Sep-2020	31-Dec-2020	%
Number of registered Hotels	250	259	10.70%
Number of STR properties	2,036	2,161	89.30%
Registered STR properties	698	736	34.06%
Potential STRs that have yet to register	1,338	1,425	65.94%



Background



Background

- In February 2020, QOLAC requested a task force to develop recommendations on new regulations to mitigate impacts to neighborhood quality of life
- Task force composition and role
 - Members (listed in the appendix) were chosen by Councilmembers with most STRs: 1, 2, 13, 14, and 10, and the Chair was designated by the Committee Chairwoman
 - Task Force was advisory and not an official City board/commission
 - Additional public input was not included in making recommendations
 - Councilmembers Blackmon and Blewett also participated in meetings and met with their own working groups for D9/D14



Background

- The task force met monthly between June-December 2020 to review and discuss the following items:
 - STR regulations in other cities
 - Zoning and accessory dwelling unit regulations
 - Housing Policy and goals
 - Presentations by AirBnb and VRBO representatives
 - STR, 311, HOT data
[<https://dallasgis.maps.arcgis.com/apps/MapJournal/index.html?appid=da1255bf41a8466da539b8bc8875fd16>]
- Task Force recommendations are summarized in this presentation and all items (including those not recommended) are in the appendix





Purpose

- Review and discuss the Task Force recommendations, additional opportunities for public input and options for regulation
- Provide input on ordinance changes and regulatory program





Summary of Task Force Recommendations

- Require that STR properties meet the same minimum standards for other rental properties and applicable city codes/regulations
 - Use best practices from model STR regulations
 - Make distinctions between STR properties that are either owner- or non-owner-occupied (including those with accessory dwelling units [ADU])
 - Set limits for occupancy
 - Define strict noise limits after 10 pm and a complete prohibition of amplified sound at any hour
 - Prohibit rentals for events, e.g., parties, weddings, catered events, etc. and only one rental contract may be allowed at a time in any STR





Summary of Task Force Recommendations

- Focus on compliance
 - Offer simple and convenient online permitting with an annual permit fee that sufficiently funds a registration program
 - Require registration for HOT compliance prior to being listed on a platform and require license number in all ads and posted publicly in the rental unit
 - Seek agreements with major STR technology platforms to streamline HOT payment for STR owners and support the City's enforcement
 - Require STR owners to provide guests with local contact, safety plan and good-neighbor requirements; life safety measures and insurance
 - Develop a comprehensive budget for education/ marketing of new STR Ordinance and consider alternative taxing authority (e.g., sales tax)
 - Establish roles of Board of Adjustment and Code Compliance in approval and compliance and Controllers' office for HOT collection and vendor performance





Summary of Task Force Recommendations

- Target enforcement and specific penalties on those who do not comply
 - Provide for compliance inspections by City as needed
 - Establish penalties for unlicensed STRs
 - Three Strikes Program
 - After three substantiated disturbances within a given time frame, STR permit to be revoked and the address barred from applying for a new permit for one year
 - Appeals process to be developed to mediate
 - Filing of knowingly false claims against STRs should also carry administrative fines for repeat offending false claimants





Summary of Task Force Recommendations

- Before adopting zoning restrictions, the City should measure and study the benefits and negative impacts of STR units
 - Allow for restrictions for STR properties by historic, conservation, and planned development districts
 - Require that STR owners annually notify property owners within 200 feet of STR property with 24/7 contact information of STR property owner or host
 - Require Local Contact (Host) to respond to concern within two hours of notification and phone/email information provided to all properties within 100 feet of STR at contact's expense and include penalties





Regulation Challenges

- Difficulty in identifying STR properties
 - Platforms' (e.g., AirBnb, VRBO) websites do not provide exact addresses, making operator notifications of regulations and collections of taxes difficult
- HOT compliance must be improved
 - Existing registration/collection process needs escalating enforcement and greater convenience to streamline compliance
- Disruptions in neighborhoods from “party house” violations, nuisances, and crime
 - Overcrowding, noise, parking, trash
- Potential impacts to housing prices and availability
 - Various reports and studies in other cities but not yet quantified in Dallas





Regulation Options

- Registration for HOT Payment
 - Current Process:
 - City has contracted with a third party to identify potential active STR properties
 - CCO sends all unregistered STR owners up to 3 letters informing them of their responsibility to collect, report, and remit HOT
 - Next Steps:
 - Send a 4th notice to unregistered STR owners from the City Attorney's Office requesting compliance with HOT requirement
 - Prioritize collection efforts on properties causing nuisances and crime, and properties identified as having high STR activity





Regulation Options

- Coordinated enforcement
 - In October 2020, 311 developed and implemented a new service request type titled “Short Term/Vacation Rental (STR) Survey” to capture complaints of suspected violations of STR/Vacation homes
 - Information provided by residents via the STR/Vacation Survey SR will be used by the City for tracking; Controllers, Code Compliance and Community Prosecution staff will also assess for compliance and further enforcement through additional actions





Regulation Options

- STR Registration & Inspection Program
 - Not currently in place for STRs; adopt new ordinance or amend existing Rental Home Registration & Inspection Program
- Agreements with major platform/technology companies
 - Not currently in place; new agreements could enhance convenience for STR owners, improve collections and support enforcement





Requested Action

- Committee discussion on task force recommendations, additional public input and regulation options





Next Steps

- With Committee input, staff will seek additional public input and develop recommended options for City Council consideration





City of Dallas

Task Force Recommendations for Regulation of Short-Term Rental (STR)

**Quality of Life, Arts & Culture Committee
January 20, 2021**

Joey Zapata, City Manager's Office
Carl Simpson, Code Compliance
Anna Holmes, City Attorney's Office
Jill Haning, City Attorney's Office
City of Dallas

Appendix

	Short-Term Rental Task Force
D4/Chair	Steven Bradley
D1	Jim Shade
D1	Kyle Wick
D1	David Preziosi
D2	Scott Lamberty
D2	Jon Hetzel
D9	Councilwoman Paula Blackmon
D10	Scott Jones
D10	Greg Johnson
D13	Claire Dewar
D13	Sean Ray
D14	Norma Minnis
D14	David Krause
D14	Councilman David Blewett

Appendix

Recommendations		Total Yes
10	The permitting process should be online, simple to understand and easy to navigate. Minimally it should list ordinance specifics, assign a "Responsible Party" and require owner signature.	100%
12	Require STRs to meet the same minimum standards as other rental properties, including a registration number, the name of a contact person 24/7, limits on occupancy, noise, trash, parking, maximum occupancy (set by fire marshal)	100%
17	License numbers must be required in all ads of the property and must be posted publicly in the rental unit.	100%
31	Focus on compliance and hold owners responsible for non-compliance	100%
32	Enforcement actions should be targeted towards non-compliant STR owners	100%

Appendix

Recommendations		Total Yes
8	The City should seek agreements with major STR platform companies to streamline HOT payment for STR owners and support the City's enforcement efforts	91%
18	Require STR owner/ host to provide an "Information Packet" to renters that contains local contact, occupancy, noise, music, amplified sound, parking, trash collection, type of assembly restrictions, safety plan, good neighbor agreement. Must conform to all applicable city, adopted codes, regulations and ordinances.	91%
23	The Annual Permitting Fee should be sufficient to fund administration and enforcement costs.	91%

Appendix

Recommendations	Total Yes
6 Create an ordinance that defines a Short-Term Rental (STR) as “a rental or offer for rental of any portion of a residence or Accessory Dwelling Unit (ADU) for the purpose of overnight lodging for a period of not less than one night and no more than 30 days”	82%
7 The City of Dallas should adopt a permitting process to identify location and operation of each STR, and use best practices, e.g., Austin, San Antonio models	82%
11 Require every STR owner to get licensed by the City of Dallas and setup for payment for collection of HOT taxes BEFORE they can be listed on a platform	82%
15 Define strict noise limits after 10 pm and a complete prohibition of amplified sound at any hour	82%
25 Establish penalties for unlicensed STRs: Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined up to \$2,000 for each offense. Each day that a violation exists shall constitute a separate offense.	82%

Appendix

Recommendations	Total Yes
28 Three Strikes Program - After three substantiated disturbances within a given time frame, STR permit to be revoked and the address barred from applying for a new permit for one year. Appeals process to be developed to mediate. Filing of knowingly false claims against STRs should also carry administrative fines for repeat offending false claimants.	82%
29 Establish roles of Board of Adjustment and Code Compliance in approval and compliance processes, and Controllers' office for HOT collection and review of MUNIREvs performance	82%
33 The City's regulations should make distinctions between STR properties (including those that include accessory dwelling units [ADU]) that are either owner- or non-owner-occupied	82%
35 The City should set limits for occupancy in STR properties	82%
39 The City should use a required or voluntary good neighbor agreement and safety plan with elements such as owner training, video doorbells, noise monitoring devices, insurance, etc.	82%

Appendix

Recommendations		Total Yes
2	Allow STRs in entertainment and commercial districts only if in compliance with Hotel Occupancy Tax (HOT) registration and payment	73%
5	Before adopting zoning restrictions for STR properties, the City should measure and study the benefits and negative impacts of STR units, e.g., affordability, availability, property values, Dallas Housing Policy goals, growth in accessory dwelling units [ADU], impacts on zoning (including higher uses)	73%
14	Require non-owner occupied STRs to post a City-issued decal or sticker identifying it as a short-term rental with 24/7 contact info, etc.	73%
16	Licensees must certify under penalty of perjury that their STR has a functioning fire extinguisher, carbon monoxide detector, smoke alarm, and liability insurance to cover bodily and property damage. Inspection must be allowed if the City has reason for concern that the licensed premises of the STR may not be compliant with Fire, Building, or Zoning requirements.	73%
30	Separately, in the current rental home ordinance: Remove current loophole for STRs that exempts them from the city's rental program if they're current on taxes	73%

Appendix

Recommendations		Total Yes
4	Allow for restrictions for STR properties by historic, conservation, and planned development districts	64%
13	Owners of STRs must annually notify property owners within 200 feet of STR property with 24/7 contact information of STR property owner or host.	64%
19	Require Local Contact (Host) to respond to concern within two hours of notification and phone/email information provided to all properties within 100 feet of STR at contact's expense. Include penalties.	64%
22	The City should prepare a comprehensive budget for education/ marketing of new STR Ordinance to property owners, neighborhoods and STR platforms	64%
24	The City should consider alternative taxing authority (e.g., sales tax) for STR properties to support its compliance and enforcement efforts	64%
34	The City should prohibit the rental of a dwelling unit for prohibited “commercial amusement” usages, such as parties, weddings, catered events, etc. and only one rental contract may be allowed at a time in any STR (Multiple rental contracts to separate parties in an STR are prohibited).	64%

Appendix

Not Recommended		Total Yes
26	Establish a collection procedure for HOT payments in arrears.	55%
38	The City ordinance should establish density limits per block face or number of units (in a multifamily) if the property is not occupied by either the owner or operator. There is no density limit if the owner or operator resides on the property and it is their primary residence.	55%

Appendix

Not Recommended		Total Yes
3	Allow STRs in Duplex, Town Home and Multi-Family districts only if permitted by Special Exception (Board of Adjustment process), required doorway signage for DPD and Code for after-hours enforcement, and HOT compliance	45%
9	The City of Dallas should demand the platforms provide a list of all locations and contact information for owners and operators of all current, pending and future STRs located within the city limits to ensure revenue and compliance citywide	45%
27	Two-strike rule: two verified complaints in a 12-month period, license is revoked for at least a year. (see Austin ordinance) If property is the subject of repeated substantiated violations of City Code of state law during a 12-month period prior to applying for a license or renewing a license to operate a STR, the city may deny the STR license. Establish an appeals process.	45%

Appendix

Not Recommended	Total Yes
20 Require Local Contact (Host) and/or owner to respond by phone to neighbor complaints within 30 minutes of receiving the initial complaint/ complaints of the neighbor (s). And the responsible person -- defined as either the owner, host, manager or the platform representative – must send someone to the site within 2 hours to respond to the neighbor’s complaint. Neighbors should report complaints to 311 or 911. STR respondent should self-report resolution of the issue. All of this is at the expense of the host, owner, or platform	36%
21 No licenses shall be issued to an LLC. They must be in the name of the property owner.	36%

Appendix

Not Recommended		Total Yes
36	The City should set a strict limit of 2 people per bedroom for STR properties	27%
37	The City should limit the total rental nights per year/period for STR properties	27%
1	Ban all STRs from residential areas zoned for single-family homes	18%



Single-Family Rental Registration and Inspection Program, Chapter 27, Dallas City Code

- Initiated on January 1, 2017, the program requires owners of rental properties (single-family homes, duplexes, and condo units) in the City of Dallas to register their properties annually by submitting an online registration application, a non-refundable fee of \$43.00 and an annual Owner's Self Inspection Checklist with the affidavit for each dwelling or unit.
- The program also requires a comprehensive inspection by a code inspector at least once every five years but does not limit the number of complaint-based inspections that can be conducted. All the inspections include the interior, exterior, and premise.
- Documents required to have before you begin your online registration process:
 - Government Issued Photo ID (ex: passport, driver's license, photo ID card)
 - Single-Family Rental Owner Inspection Checklist
 - Affidavit of Single Dwelling Unit Rental
 - Affidavit of Exemption - Rental Registration
 - Single Family Crime Prevention Lease Addendum (to be included with tenant's lease agreement)
 - Insurance contact details
 - Lien Holder Information
 - Helpful Tool: Step by Step Guide on How To Complete Your Rental Registration E-Application on VGOV





City of Dallas

Task Force Recommendations for Regulation of Short-Term Rental (STR)

**Quality of Life, Arts & Culture Committee
January 20, 2021**

Joey Zapata, City Manager's Office
Carl Simpson, Code Compliance
Anna Holmes, City Attorney's Office
Jill Haning, City Attorney's Office
City of Dallas



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-30

Item #: D.

Project Update for Memorial to Victims of Racial Violence
[Joey Zapata, Assistant City Manager]

Memorandum



CITY OF DALLAS

DATE January 14, 2021

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

SUBJECT **Project Update for Memorial to Victims of Racial Violence**

On August 17, 2020, the Committee was briefed on the subject project and requested additional review and consideration of the accessibility of the recommended site. This memorandum provides an update on the sites under consideration and upcoming opportunities for public input.

Background

This memorial project is the result of actions requested by City Council Resolution 18-0626, adopted on April 25, 2018, to address Confederate monuments in Dallas. An advisory working group of local community leaders initially recommended Martyr's Park, located at 379 Commerce Street, which was also approved by the Park Board.

Update

Office of Arts and Culture staff, in discussion with the Public Art Committee members, has assessed the recommended site at Martyr's Park for needed improvements, including space for the Memorial and additional park amenities. Suggested basic park amenities that should be provided prior to the siting of the art piece include:

- a. Wayfinding from the parking near the Sixth Floor Museum at Dealey Plaza
- b. Wayfinding along Elm Street, down the hill and through the railroad trestle
- c. Lighting and maintenance of the interior of the railroad trestle
- d. Requested pull-out for drop-offs by vehicles traveling west on Commerce Street
- e. Address current homeless encampments in the park area
- f. Confirm access to electrical service
- g. Obtain necessary agreements from the multiple jurisdictions, including TxDOT

Park and Recreation staff have provided a concept visual for the design of the area inside the park to accommodate the memorial (attached).

Given these needed improvements, an additional site is under consideration at Founders Square, located at 900 Jackson Street. Park and Recreation staff finds that this location already includes:

- a. Adjacent street parking
- b. ADA accessibility
- c. Proximity to other historical elements of Dallas including: an open park area, the Old Red Courthouse, John Neely Bryan Cabin, Kennedy Memorial and a terrazzo map of Dallas County in the 1800s.
- d. Electrical access

DATE January 14, 2021
SUBJECT Project Update for Memorial to Victims of Racial Violence

Next steps

Costs for remediation of Martyr's Park and Founders Square are being determined by the Park and Recreation. Revision of the open areas to include the proposed Memorial for Victims of Racial Violence would likely be less costly at Founders Square than remediation of Martyrs Park.

A survey for public input on this important project will be conducted in February 2021. The feedback, costs and recommendations will be shared with the Quality of Life, Art and Culture Committee in March.

Please let me or Jennifer Scripps, Director of the Office of Arts and Culture, know if you have any questions.



Joey Zapata
Assistant City Manager

Attachment(s)

T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billieae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager

Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

FOUNDERS SQUARE | SHADOW LINES SCULPTURE
12.18.20

Aerial View from North

DRAFT

A. Maceo Smith
Federal Building

S. Lamar Street

Young Street

Young Street

S. Griffin Street

MARTYRS PARK | SHADOW LINES SCULPTURE

12.02.20

DRAFT





City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-31

Item #: E.

Consideration of a resolution requesting the Board of Adjustment to authorize compliance proceedings for Bar 3606 located at 3606 Greenville Avenue, Ste. B, Dallas, Texas

RECEIVED

2021 JAN 12 AM 9:22

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

Memorandum

DATE January 5, 2021
TO The Honorable Eric Johnson
FROM David Blewett, Councilmember, District 14
SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee and schedule this item for a regular city council voting agenda within 30 calendar days after receipt of this request:

A resolution requesting the Board of Adjustment to authorize compliance proceedings for Bar 3606 located at 3606 Greenville Avenue, Ste. B, Dallas, Texas -- Financing: No cost consideration to the City

BRIEF BACKGROUND:

Bar 3606 is located at 3606 Greenville Avenue, Dallas Texas. Bar 3606 operates under a certificate of occupancy for an alcoholic beverage establishment. The property at 3606 Greenville Avenue, Ste. B, is zoned as a CR Community Retail District. An alcoholic beverage establishment requires a specific use permit in a CR Community Retail District. Bar 3606 is operating as a nonconforming use because it does not have a specific use permit. Section 51A-4.704(a)(1) allows City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Submitted for consideration by:

David Blewett, District 14

Printed Name, District #

Handwritten signature of David Blewett in blue ink.

Signature

Supporting Council Member Signatures (4 Signatures Only):

Carolyn King Arnold, District 4

Printed Name, District #

Adam Medrano, District 2

Printed Name, District #

Paula Blackmon, District 9

Printed Name, District #

Adam Bazaldua, District 7

Printed Name, District #

Handwritten signature of Carolyn King Arnold in blue ink.

Signature

Handwritten signature of Adam Medrano in blue ink.

Signature

Handwritten signature of Paula Blackmon in blue ink.

Signature

Handwritten signature of Adam Bazaldua in blue ink.

Signature

Attachment: Draft Resolution or Ordinance

c: Honorable Council Members
T.C. Broadnax, City Manager
Christopher J. Caso, City Attorney
Mark S. Swann, City Auditor
Biliera Johnson, City Secretary
Tristan R. Hallman, Chief of Policy and Communications, Office of the Mayor

COUNCIL CHAMBER

WHEREAS, Bar 3606 is located at 3606 Greenville Avenue, Ste. B, Dallas Texas; and

WHEREAS, Bar 3606 operates under a certificate of occupancy for an alcoholic beverage establishment; and

WHEREAS, the property at 3606 Greenville Avenue, Ste. B, is zoned as a CR Community Retail District; and

WHEREAS, an alcoholic beverage establishment requires a specific use permit in a CR Community Retail District; and

WHEREAS, Bar 3606 is operating without a specific use permit as it is a nonconforming use as defined in the Dallas Development Code; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use; **Now, Therefore,**

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

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of an alcoholic beverage establishment known as Bar 3606 located at 3606 Greenville Avenue, Ste. B, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

<u>1/5/21</u>	<u>1/5/21</u>	<u>1/5/21</u>	<u>1/5/21</u>	<u>1/5/21</u>
DATE	DATE	DATE	DATE	DATE
<u>DB</u>	<u>Am</u>	<u>AB</u>	<u>CA</u>	<u>PS</u>
CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL
<u>14</u>	<u>2</u>	<u>7</u>	<u>4</u>	<u>9</u>
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-33

Item #: F.

Consideration of a resolution requesting the Board of Adjustment to authorize compliance proceedings for Big D Cut Rate Beer and Wine located at 1405 Martin Luther King, Jr. Boulevard, Dallas, Texas

RECEIVED

2021 JAN -8 PM 1:49

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

Memorandum

DATE 1/8/2021

TO The Honorable Eric Johnson

FROM Adam Bazaldua

SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee and schedule this item for a regular city council voting agenda within 30 calendar days after receipt of this request:

A resolution requesting the Board of Adjustment to authorize compliance proceedings for Big D Cut Rate Beer and Wine located at 1405 Martin Luther King, Jr. Boulevard, Dallas, Texas -- Financing: No cost consideration to the City

BRIEF BACKGROUND:

Big D Cut Rate Beer and Wine is located at 1405 Martin Luther King, Jr. Boulevard, Dallas Texas. Big D Cut Rate Beer and Wine operates under a certificate of occupancy for a beer and wine retail use. The property at 1405 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District). A beer and wine retail use is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict. Big D Cut Rate Beer and Wine is operating as a nonconforming use because the use was established prior to the creation of PD 595. Section 51A-4.704(a)(1) allows City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Submitted for consideration by:

Adam Bazaldua, District 7

Printed Name, District #

Handwritten signature of Adam Bazaldua in black ink.

Signature

Supporting Council Member Signatures (4 Signatures Only):

Chad West, District 1

Printed Name, District #

Handwritten signature of Chad West in black ink.

Signature

Carolyn King Arnold, District 4

Printed Name, District #

Handwritten signature of Carolyn King Arnold in blue ink.

Signature


Adam Medrano, District 2

Printed Name, District #


Signature

Jaime Resendez, District 5

Printed Name, District #


Signature

Attachment: Draft Resolution

c: Honorable Council Members
T.C. Broadnax, City Manager
Christopher J. Caso, City Attorney
Mark S. Swann, City Auditor
Biliera Johnson, City Secretary
Tristan R. Hallman, Chief of Policy and Communications, Office of the Mayor

COUNCIL CHAMBER

 [DATE]

WHEREAS, Big D Cut Rate Beer and Wine is located at 1405 Martin Luther King, Jr. Boulevard, Dallas Texas; and

WHEREAS, Big D Cut Rate Beer and Wine operates under a certificate of occupancy for a beer and wine retail use; and

WHEREAS, the property at 1405 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District); and

WHEREAS, a beer and wine retail use is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict; and

WHEREAS, Big D Cut Rate Beer and Wine is a nonconforming use as defined in the Dallas Development Code because the use was established prior to the creation of PD 595; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use; **Now, Therefore,**

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

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of a beer and wine retail use known as Big D Cut Rate Beer and Wine located at 1405 Martin Luther King, Jr. Boulevard, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

<u>1-8-21</u>	<u>1-8-21</u>	<u>1-8-21</u>	<u>1-8-21</u>	<u>1-8-21</u>
DATE	DATE	DATE	DATE	DATE
<u>AB</u>	<u>CW</u>	<u>AM</u>	<u>CKA</u>	<u>Jr</u>
CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL
<u>7</u>	<u>1</u>	<u>2</u>	<u>4</u>	<u>5</u>
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 21-34

Item #: G.

Consideration of a resolution requesting the Board of Adjustment to authorize compliance proceedings for Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas, Texas

Memorandum

RECEIVED

2021 JAN -8 PM 1:49

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

DATE 1/8/2021

TO The Honorable Eric Johnson

FROM Adam Bazaldua

SUBJECT **Request for Placement of Agenda Item – Council Member(s)**

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please refer the following item to a city council committee and schedule this item for a regular city council voting agenda within 30 calendar days after receipt of this request:

A resolution requesting the Board of Adjustment to authorize compliance proceedings for Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas, Texas -- Financing: No cost consideration to the City

BRIEF BACKGROUND:

Good Price Beverages is located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas. Good Price Beverages operates under a certificate of occupancy for a liquor store. The property at 1519 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District). A liquor store is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict. Good Price Beverages is operating as a nonconforming use because the use was established prior to the creation of PD 595. Section 51A-4.704(a)(1) allows City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use.

Submitted for consideration by:

Adam Bazaldua, District 7

Printed Name, District #

A handwritten signature in black ink, appearing to read 'Adam Bazaldua'.

Signature

Supporting Council Member Signatures (4 Signatures Only):

Chad West, District 1

Printed Name, District #

A handwritten signature in black ink, appearing to read 'Chad West'.

Signature

Carolyn King Arnold, District 4

Printed Name, District #

A handwritten signature in blue ink, appearing to read 'Carolyn King Arnold'.

Signature

Adam Medrano, District 2

Printed Name, District #



Signature

Jaime Resendez, District 5

Printed Name, District #



Signature

Attachment: Draft Resolution

c: Honorable Council Members
T.C. Broadnax, City Manager
Christopher J. Caso, City Attorney
Mark S. Swann, City Auditor
Biliera Johnson, City Secretary
Tristan R. Hallman, Chief of Policy and Communications, Office of the Mayor

COUNCIL CHAMBER

 [DATE]

WHEREAS, Good Price Beverages is located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas; and

WHEREAS, Good Price Beverages operates under a certificate of occupancy for a liquor store; and

WHEREAS, the property at 1519 Martin Luther King, Jr. Boulevard is zoned a WMU-3 Walkable Urban Mixed Use Subdistrict within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District); and

WHEREAS, a liquor store is not a permitted use in a WMU-3 Walkable Urban Mixed Use Subdistrict; and

WHEREAS, Good Price Beverages is a nonconforming use as defined in the Dallas Development Code because the use was established prior to the creation of PD 595; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use; **Now, Therefore,**

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

SECTION 1. That the Board of Adjustment is requested to consider establishing a compliance date for the nonconforming use of a liquor store known as Good Price Beverages located at 1519 Martin Luther King, Jr. Boulevard, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

<u>1-8-21</u> DATE	<u>1-8-21</u> DATE	<u>1-8-21</u> DATE	<u>1-8-21</u> DATE	<u>1-8-21</u> DATE
<u>AB</u> CM INITIAL	<u>CW</u> CM INITIAL	<u>AM</u> CM INITIAL	<u>CKA</u> CM INITIAL	<u>JR</u> CM INITIAL
<u>7</u> DIST. NO.	<u>1</u> DIST. NO.	<u>2</u> DIST. NO.	<u>4</u> DIST. NO.	<u>5</u> DIST. NO.