



Newsletter, June, 2023

### City Council District 11 Candidate Forum



On March 28, NDNA hosted a forum for the candidates vying for the District 11 City Council seat. Jaynie Schultz, the incumbent and Candace “Candy” Evans came to answer questions submitted by area residents. Approximately 150 residents attended the forum. Ken Malcolmson, the President and CEO of the North Dallas Chamber of Commerce (NDCC) served as the moderator.

The candidates responded to queries regarding their priorities for the district and for the city as well as other questions about ever-increasing density in the area and the challenges HOA/NAs face regarding the proliferation of Short Term Rentals (STRs) within Dallas residential areas.



NDNA wants to say THANK YOU to all of you who submitted questions and showed up. We received over 100 questions for the candidates. Election results: Jaynie Schultz will continue to represent District 11.

### Short Term Rentals (STRs)

On **April 4**, the Quality of Life Committee briefed the City Council on STRs. Thanks to all of you who responded to our request to show up at City Hall to endorse the KISS solution. That solution would identify STRs as lodging uses, and as such they should not be allowed in residential zoned areas. None of you have contacted us at this point to say you do want to allow STRs to continue to operate in residential areas. Only 28 individuals spoke in support of allowing STRs in residential neighborhoods. We estimate that well over 125 people showed up in person to protest having STRs in residential neighborhoods. The Dallas Morning News highlighted the neighborhood resistance in an article with a

photo of almost 100 people wearing white T-shirts with black lettering stating “Homes, Not Hotels.”

A vote was originally scheduled on the STR issue on **April 12**. The City Council heard testimony from Code Compliance, Chief Eddie Garcia and others about the challenges of enforcing city codes, and postponed the vote. A second hearing has been scheduled for **June 7**. The Council Agenda now shows a ***vote on the KISS proposal and regulation of STRs could occur on June 14***. Please consider showing up at City Hall on both those dates if you want to ensure STRs are not allowed in your neighborhood. This means newly elected Council Members will not have a chance to vote (they will be installed on June 20).

### **Forward Dallas**

On May 18, NDNA Board members and a group of residents from North Dallas met with planners and consultants from City Hall to discuss how District 12 could accommodate more density given the population growth of Dallas. As Council Member Mendelsohn pointed out, District 12 already has 65% Multi-family housing and only 35% Single-family residences. Most residents did not want to see any increase in density, given the current traffic congestion. There were requests for additional parks for the area. Planners suggested possibly increasing the current Multi-family (apartments) from 3 to 5 story structures as population growth continues.

### **Preston Road Traffic Study**

**MARK YOUR CALENDARS – June 15 and 16, from 1-3PM at the Renner Library!**

Area residents have an opportunity to register their concerns about traffic congestion and the potential impact current redevelopment has on Preston Road between the Plano City Limits and LBJ Freeway. Please join us to voice your

concerns. An open-house type format allows you to drop by and provide your input.

### **Make Your Tax Dollars Count for Dallas**

As you plan your shopping or dining adventures, consider frequenting stores and eateries that are based in the Dallas City Limits. Dallas’ Tax dollars are a major source for funding our Dallas Police Department and other key city efforts. So, please ensure Dallas receives your City Sales Tax by shopping and dining in Dallas.

### **Legislative Update**

A number of “preemptive” bills that impact HOA/NAs have been voted during this legislative session. Preemptive bills seek to take control of zoning and other activities that normally occur at the local level and place that control in Austin to override the regulations at the municipal level. Many of your HOA/NA leaders have joined members of the NDNA Board in calling and emailing our North Texas representatives and senators to request they reject these types of bills. Senate bills 1412 and 1787 appear to be dead. Thanks for helping contact representatives.

As of now, Governor Abbott is calling a special session to conclude business that failed to gain approval during the regular session. At this point, preemptive bills are not on the agenda for the special session.

### **Next NDNA General Meeting**

With graduation and family vacations upon us, we will hold our next general meeting the first week in September. The specific details are still pending. We are trying to identify a lawyer who can share with all of us the legislative session impact on HOA/NAs.