

# Memorandum



CITY OF DALLAS

DATE July 29, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Short Term Rental (STR) Registration and Zoning Ordinance Update**

## Background

This serves as a follow up of the City Council briefings from May 4, 2022, June 1, 2022 and June 10, 2022, on the proposed Short-Term Rental (STR) Registration and Zoning Ordinances. The intent of the memo is to update the City Council on the status of the Registration and Zoning Ordinance. The development of the proposed Short-Term Rental (STR) Registration and Zoning Ordinances are an interdepartmental effort that includes Code Compliance Services, the City Attorney's Office, City Controller, and Planning and Urban Design.

## Planning and Urban Design Updates

A project website has been set-up to include information on case reports, presentations, and virtual meeting recordings. <https://dallascityhall.com/departments/pnv/Pages/Short-Term-Rentals.aspx>. Minutes and agendas can be found on the ZOAC main website: <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

The first meeting with the Zoning Advisory Committee (ZOAC) on the Proposed Short Term Rental Ordinance was held June 23 and included testimony from 49 public speakers. At this meeting, ZOAC requested the following information:

- Provisions that may be appropriate in zoning that would regulate environmental performance such as noise, light, security similar to those that would be included in a Specific Use Permit
- Additional appendix that includes all current regulations in the Dallas Code of Ordinances in various chapters and articles.
- Evaluate provisions for multifamily that may be appropriate based on other districts in the code
- Additional appendix that includes Chapter 51A provisions for mixed-use projects
- Provisions to regulate platforms that may be appropriate in zoning
- Provisions for the platform regulation are currently under consideration to be included in the registration and regulation ordinance

At the July 7, ZOAC meeting, staff provided ZOAC requested information. A total of 43 speakers were heard with additional speakers left waiting when the meeting was concluded to allow the CPC briefing to begin on time.

## Proposed Amendment

SEC 51A-4.205. LODGING USES

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Short-term rental lodging. [Reserved]

1. Definition: A full or partial dwelling unit\* that is rented to occupants for fewer than 30 consecutive days per rental period.
2. Districts permitted: *[TBD – similar to other lodging uses]*
3. Required off-street parking: One space per full or partial dwelling unit rented to occupants.
4. Required off-street loading: none
5. Additional provisions:
  - a) This use must comply with Chapter ##, “Short-term rentals” of the Dallas City Code.
  - b) The number of short-term rentals in a single dwelling unit may not exceed one.
  - c) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), event venue [not a current use, but upcoming code amendment may create], restaurant, 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.

For information purposes: ([https://codelibrary.amlegal.com/codes/dallas/latest/dallas\\_tx/0-0-0-27721](https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-27721))  
SEC. 51A-2.102. DEFINITIONS.

\* (34) DWELLING UNIT means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.

Zoning Code Amendment Next Steps

- ZOAC Meeting Dates: ZOAC will meet three times in August to accommodate their workload. Dates are scheduled for August 2, 16, and 30.
- First ZOAC Meeting in August: This meeting will be used for staff to brief the committee, for staff to take and answer questions from the committee, and to receive any additional requests from the Committee to come back to them with additional researched information or data. No action to move to CPC will be taken on this item at this meeting.
- Second ZOAC Meeting in August: This meeting will allow staff to respond to any requests made by the Committee at the last ZOAC meeting and allow for registered speakers.
- Once ZOAC has made a recommendation, the code amendment will be forwarded to City Plan Commission.

**Interdepartmental Coordination**

Code Compliance and the Controller's Office are currently monitoring the ZOAC process within Planning and Urban Design.

Should you have any questions, please contact Julia Ryan, Director of the Department of Planning and Urban Design, at (214) 670-5404 or [julia.ryan@dallas.gov](mailto:julia.ryan@dallas.gov); Lynetta Kidd, Interim Director of Code Compliance at (214) 671-9415 or [lynetta.kidd@dallas.gov](mailto:lynetta.kidd@dallas.gov) and Sheri Kowalski, City Controller at (214) 670-3856 or [sheri.kowalski@dallas.gov](mailto:sheri.kowalski@dallas.gov).

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Carl Simpson  
Assistant City Manager

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| T.C. Broadnax, City Manager                 | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| Chris Caso, 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                      |
| Preston Robinson, Administrative Judge      | Genesis D. Gavino, Chief of Staff to the City Manager      |
| Kimberly Bizer Tolbert, Deputy City Manager | Directors and Assistant Directors                          |
| Jon Fortune, Deputy City Manager            |  |