

Memorandum



CITY OF DALLAS

DATE November 4, 2022

TO Honorable Mayor and Members of the City Council

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

Background

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's Office, and Planning and Urban Design. This memorandum is a follow-up to the September 2, 2022, Memorandum.

Planning and Urban Design Updates

A project website has been created on this subject to include information on case reports, presentations, and virtual meeting recordings: <https://dallascityhall.com/departments/pnv/Pages/Short-Term-Rentals.aspx>. Minutes, agendas, and videos can be found on the Zoning Ordinance Advisory Committee main website: <https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>.

Zoning Ordinance Advisory Committee Meeting Recap

The committee met for the sixth and final time to discuss Short-Term Rentals on October 4, 2022. In previous meetings, the committee directed staff to research and propose a new accessory use called "accessory home sharing" in addition to the original request to create a new main use called "short-term rental". Staff briefed the committee on these requests, provided requested updates and information, answered questions, and received input. The meeting also included hearing from 36 registered speakers. The meeting concluded with the following motions:

1. Not move the newly proposed accessory use called "accessory home sharing" forward to City Plan Commission (CPC).
2. Forward the creation of a new main use called "short-term rentals" defined as "A full or partial unit 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" to CPC with three modifications, described as follows.
 - a. Prohibit short-term rentals in all residential zoning districts.
 - b. Prohibit short-term rentals in any property that has utilized development bonuses for providing mixed income housing.

DATE November 4, 2022
SUBJECT **Short Term Rental (STR) Registration and Zoning Ordinance**

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

Zoning Code Amendment Next Steps

1. City Plan Commission will be briefed by staff to discuss the committee’s recommended amendments on November 17, 2022.
2. A special called City Plan Commission meeting will be held on December 8, 2022, to take public comment.

Interdepartmental Coordination

Code Compliance and the Controller's Office are currently monitoring the ZOAC process.

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; Christopher Christian, Director of Code Compliance at (214) 671-9985 or Chris.Christian@dallas.gov; Sheri Kowalski, City Controller at (214) 670-3856 or sheri.kowalski@dallas.gov.



Carl Simpson
Assistant City Manager

- | | | |
|----|---|--|
| c: | T.C. Broadnax, City Manager | Majed A. Al-Ghafry, Assistant City Manager |
| | Chris Caso, City Attorney | M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager |
| | Mark Swann, City Auditor | Dr. Robert Perez, Assistant City Manager |
| | Billieae Johnson, City Secretary | Carl Simpson, Assistant City Manager |
| | Preston Robinson, Administrative Judge | 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 |