

# Memorandum



CITY OF DALLAS

DATE December 2, 2021

TO Tony Shidid, Chair and  
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners Kingston, Blair, and Standard request that the City Plan Commission authorize a public hearing to consider 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.

The Quality of Life, Arts and a Culture (QLAC) Committee was briefed on Short-Term Rental (STR) regulations on February 18, 2020, and requested a STR Task Force to make initial recommendations. The STR Task Force initiated monthly meetings beginning in June 2020 and developed its recommendations in December 2020 which were then briefed to QLAC Committee on January 19, 2021. The QLAC Committee was briefed in closed executive session on legal issues regarding regulation of STRs on February 23, 2021 and on options to regulate STRs on March 23, 2021. An online web survey was initiated from April 16 through May 5, 2021 and received 534 responses. By memorandum on May 3, 2021, staff provided a white paper analysis of the impact of STRs on surrounding neighborhoods. A public hearing was held at the City Council meeting on May 5, 2021 to seek Committee guidance on options to regulate STR properties to mitigate quality of life impacts to neighborhoods in Dallas. These options included:

1. Require STRs to register with City and be subject to inspections in the same manner as other rental properties;
2. Require all rentals to be 31 consecutive days or more;
3. Regulate STRs separately from the Chapter 27 rental registration program, with specific requirements for registration, inspection, postings, advertisements, fees, 24-hour contacts, occupancy, and suspension, revocations and fines;
4. Create a new land use through zoning which may specify zoning districts where the use is permitted by right or specific use permit (SUP), along with parking and loading requirements, and provide enforcement tools (such as \$2,000/day fine, lawsuit to stop operation of an illegal land use, or denying renewal of an SUP);
5. Create an opt-in STR overlay district to allow STRs in specified zoning districts through an overlay district similar to accessory dwelling unit overlays and neighborhood stabilization overlays;
6. Create an opt-out STR overlay district that would allow STRs by right in specified zoning districts unless an overlay district is established prohibiting that use;
7. Establish a Board of Adjustment process to allow STRs by special exception.

Over the past several months, a task force led by Councilmembers Blackmon, Narvaez, and Ridley have collaborated with residents to develop regulations and policies for Short Term Rentals. This November, a revised timeline along with structural changes to the working group task force were made beginning with more frequent bi-weekly meetings to total five through the end of January 2022 before the task force's recommendations can be brought back to the Quality of Life, Arts and a Culture (QLAC) Committee special-called meeting scheduled for January 31, 2022. The revised nine-member task force is co-chaired by QLAC Chair Bazaldua, and Vice Chair, Mayor Pro Tem West.

Staff recommends denial to allow the current Task Force process, initiated by and under the direction of the Quality of Life, Arts and Culture Council Committee, to determine the most appropriate means for the City of Dallas to address the regulation of Short-Term Rentals.

This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.



Arturo Del Castillo, Chief Planner  
Planning and Urban Design Department

# Memorandum



City of Dallas

DATE ~~[DATE]~~ 11.4.21

TO Julia Ryan, Interim Director  
Planning and Urban Design Department

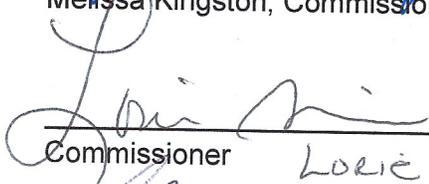
SUBJECT **Request for an Agenda Item for an Authorized Hearing**

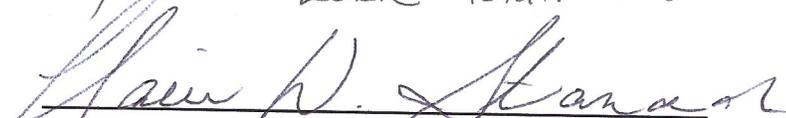
We respectfully request the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the Dallas Development Code.

Consideration of a hearing to authorize a public hearing to consider amending Chapter 51 and Chapter 51A of the Dallas Development Code, 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.

Thank you for your attention to this matter.

  
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Melissa Kingston, Commissioner

  
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Commissioner Lorie Blair D8

  
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Commissioner CLAIRE W. STAWARD D13