

# Memorandum



CITY OF DALLAS

DATE September 9, 2022

TO Honorable Mayor and Members of the City Council

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

## Background

This serves as a follow up of July 29, 2022 Memo 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 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.

## 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>

## August ZOAC Meeting Recaps

The Zoning Ordinance Advisory Committee (ZOAC) met three times in August. The following paragraphs summarize the meetings.

The August 2 ZOAC meeting was used for staff to brief the committee, take and answer questions from the committee, and to receive requests for additional research or data material from the committee. A motion was made to hold DCA212-002 under advisement until August 16 and respond to the following:

1. Distribute map of registered and suspected Short -term Rentals.
2. Provide additional information for owner occupancy option addressing:
  - a. Typical provisions from other municipalities
  - b. Metrics to establish occupancy
  - c. How owner occupancy would be considered under state law
3. Provide response for proposed zoning regulations to consider occupancy and parking requirements.
4. Provide response on proposed districts to allow new use eliminating non-residential districts, such as industrial uses per discussion.
5. Provide draft language for land use purpose statement to be included with ordinance.

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At the August 16, ZOAC meeting, staff provided ZOAC requested information. A total of 44 speakers were heard and the discussion continued.

A motion was made to follow staff recommendation as in the [August 16, 2022] docket and add:

1. A Purpose Statement:
  - to establish regulations for the protection of the health and safety of occupant(s) of short-term rental properties,
  - to protect the integrity of the districts in which short term rental properties operate.
  - to preserve the neighborhood character of residential districts within the City of Dallas and to minimize adverse impacts to the housing supply caused by the conversion of residential units to transient use.
2. For all MF zoning categories, limit the number of total units to 6 or 10%, whichever is less.
3. Prohibit STRs from any development that has utilized the affordable housing density bonus.

At the August 30, ZOAC meeting, staff provided ZOAC requested information. A total of 37 speakers were heard.

A motion to passed to follow the [August 30, 2022] motion and return the proposed ordinance amendment with the following considerations:

1. Retain the permitted districts listed in the case report
2. Review and provide recommendations to regulate STRs as an accessory use, such as home-sharing modeled after the City of Los Angeles, specifically to allow the use of a dwelling unit for overnight accommodation for fewer than 30 consecutive days in a rental period, as discussed by the Committee.

### Zoning Code Amendment Next Steps

- ZOAC Meeting Dates: ZOAC will meet on Tuesdays, generally the week of a CPC meeting for the remainder of the year to accommodate a heavier ZOAC and CPC workload. Dates are scheduled for September 13 and 27, October 4 and 18, November 1 and 15, and December 13.
- The next ZOAC STR meeting will be scheduled for late September/early October to allow staff to prepare requested information.

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### **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](mailto:julia.ryan@dallas.gov); Christopher Christian, Director of Code Compliance at (214) 671-9985 or [Chris.Christian@dallas.gov](mailto:Chris.Christian@dallas.gov); Sheri Kowalski, City Controller at (214) 670-3856 or [sheri.kowalski@dallas.gov](mailto:sheri.kowalski@dallas.gov).



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