

Memorandum



CITY OF DALLAS

DATE April 19, 2023

TO T.C. Broadnax, City Manager

FROM Councilmember Paul Ridley, Councilmember Gay Donnell Willis

SUBJECT Short Term Rental Memo Clarification and Request for Voting Agenda Item – Council Member (s)

On April 14th, 2023, Assistant City Manager Carl Simpson released an informational memo on the Short-Term Rental Zoning and Registration Ordinances Update. It is not uncommon for the Council to receive updates or information in a memo format as a follow up to a prior meeting, and before taking a vote. We, the undersigned, would like to clarify what staff work is needed prior to making a vote.

1. **Zoning-** The Council did not ask for additional research from Planning and Urban Design on alternatives to the City Plan Commission Recommendation or on “other land-use solutions and zoning options.” The City Attorney answered the Council question on the process of bringing alternatives forward. Alternative land uses (i.e. neighborhood opt-in/opt-out, etc.) can be explored, but should not hold up a vote as they can be added later, per the City Attorney.
2. **Enforcement-** Council did not ask for any additional research on enforcement of the “onsite caretaker” model. Code Compliance responded to the Council discussion around onsite caretakers stating that it would be difficult to accurately identify a caretaker and thus enforce such a model. No further questions were asked. No additional information or research is needed. An onsite caretaker model can still be explored, but it should not hold up a vote.
3. **Data Analytics-** Council simply needs a count of Short-Term Rental 911 and 311 complaints. We, the undersigned, request that the data be narrowed to June 2022 to December 2022, to account for seasonal difference. This 6-month period should allow for data count, from an existing database, to be expedited and provide an accurate representation of violence and nuisance calls related to Short-Term Rental properties. Further analysis is welcome but should not hold up a vote.
4. **Certificate of Occupancy-** These are purely administrative issues that do not affect the policy decision before the Council and can be addressed during the transition period prior to the ordinance going into effect.

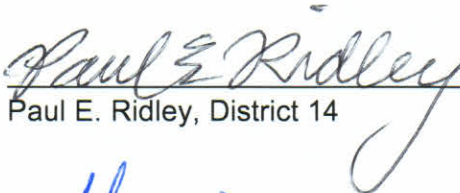
We, the undersigned, believe that this will clear up any misconceptions on the scope of work and the amount of information needed in order for Council to make a well-informed vote. As 10 business days have elapsed since the April 4th, 2023 meeting, we urge staff to use this as guidance to expeditiously deliver the information in memo format by April

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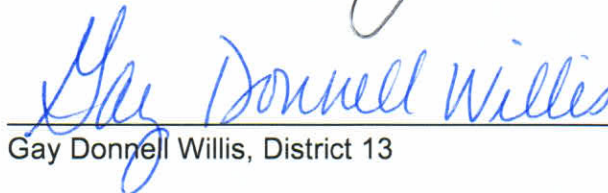
24th, 2023, with an expectation that it is voted on April 26th, 2023, as advertised in the Dallas Morning News on April 10th, 2023.

Please confirm that you consent to this request.


Thank you for your attention to this matter.




Paul E. Ridley, District 14



Gay Donnell Willis, District 13



Carolyn King Arnold
Mayor Pro Tem
District 4



Omar Narvaez
Deputy Mayor Pro Tem
District 6

c: Billerae Johnson, City Secretary