



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
7/7/2026

Item Type:
Public Hearing

Subject: Conduct a Public Hearing and consider denial of zoning case **PZ 26-006** regarding the zoning of short-term rentals.

Prepared By: Keegan Littrell, P.E., Director of Public Works

Background:

The City of University Park has been approached by several residents regarding short-term rentals throughout the city. City staff met with the Zoning and Development Advisory Committee on July 16, 2025, and with the Planning and Zoning Commission in executive sessions on October 23, 2025, and April 28, 2026. The Planning and Zoning Commission conducted a public hearing on March 24, 2026, and took the item under advisement before bringing it back for an additional public hearing.

To effectively regulate short-term rentals through a separate permitting framework rather than as a permitted zoning right, the zoning case/ordinance must be denied.

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on June 10, 2026. Notices were also mailed to owners of real property that are currently operating short-term rentals in the City of University Park as part of the Planning & Zoning Commission meeting.

Fiscal Impact:

- Not Applicable
- Budget Amendment Required
- Proposed Revenue
- Proposed Expenditure

Funding Source:

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input checked="" type="checkbox"/>	Not Applicable	

Recommendation:

Staff recommends that City Council conduct a Public Hearing and deny zoning case PZ 26-006 to allow for the regulation of short-term rentals through a dedicated permitting process.

Committee Review (optional):

The Planning and Zoning Commission reviewed this item during public hearings on March 24, 2026, and May 12, 2026, ultimately recommending the regulation of short-term rentals outside of the zoning ordinance.

Attachments:

Draft Ordinance (Denial)