



Meeting Minutes
Planning and Zoning Commission

Tuesday, May 12, 2026

5:00 PM

Council Chamber

4:30 - 5:00 PM - Work Session for Agenda Review

Chairman Mercer opened the work session at 4:34pm.

City Planner, Jessica Rees, presented Case PZ 26-006 via PowerPoint. City of University Park requesting to amend section 5.2.8 F to define short term rentals and amend table 5-1 of the zoning ordinance to prohibit/permit short term rentals in different districts.

Mrs. Rees discussed the background of this item and all the times the item was discussed and which committees it was discussed with.

Call to Order

Chairman Blair Mercer called the meeting to order at 5:04pm.

Introduction of Commission Members

Present: (5) Chairman Blair Mercer, John Walsh, Ben Biddle, Brian Smoot and Thomas Russell

Seated: (5) Chairman Blair Mercer, John Walsh, Ben Biddle, Brian Smoot and Thomas Russell

Excused: (4) Rusty Goff, Steve Hudson, James Bristow and Duncan Fulton

City Council Liaison: (1) Melissa Rieman

Staff in Attendance

Shanna Sims-Bradish, Assistant City Manager
Keegan Littrell, Director of Public Works and Community Development
Jessica Rees, City Planner
Mary Oates, Community Development Technician

[PZ 26-006](#)

PZ 26-006: City of University Park requesting to amend section 5.2.8 F to define short term rentals and amend table 5-1 of the zoning ordinance to prohibit/permit short term rentals in different districts.

Chairman Mercer read Case PZ 26-006.

City Planner, Jessica Rees, presented Case PZ 26-006 via PowerPoint. City

of University Park requesting to amend section 5.2.8 F to define short term rentals and amend table 5-1 of the zoning ordinance to prohibit/permit short term rentals in different districts.

Jessica discussed the background of this item and that it has been brought up several times throughout several years. The biggest discussion was in 2019 when it really got kicked into gear then it went on hold again. In 2024 it was kicked up again and it's been discussed in 2025 and 2026. City staff met with ZADAC (Zoning and Development Advisory Committee), City Council and the Planning and Zoning Commission. P&Z is also having internal discussions with staff here and the legal council on the item.

A map was shown from RentalScape by Deckard of the existing, active short term rentals throughout the city and ones that have been active in the past but only a few years back so not the whole life of University Park.

The system that staff has, has been strictly used for STR identification. However, it does have a registration program, renewal program, different portals for the community and for staff. It is a whole encompassing thing that staff could get if we need it.

Mrs. Rees stated that there is really only four (4) options but not four (4) options.

The first option was prohibiting STRs city wide and a lot of community members are wanting this option. This is something that staff has looked at within our own city and with surrounding cities and it seems like in courts and things it's not really an option for us and for everyone else.

The second option is to prohibit/regulate program and allowing it in some zoning districts, prohibiting it in others and then doing a rental registration program for that.

The third option would be regulation for the entire city and that's a good way for staff to know where they are, get contact information, get rules for them to abide by or setting some perimeters and possibly an easier way for staff to enforce the behavior that is affecting the community.

The forth option is to wait and see what's going on and to continue to monitor around the city using our existing ordinances for nuisances and things like that. And to see what is going on in other cities like some of those that have made some ordinances into play and some of them have already gone to court and some have still in court and are still waiting on rulings.

Mrs. Rees says that we have already had a public hearing on this item and we are just bringing it back today to see if there are any more community input we need have in order to make a recommendation or to see what the city should do. See if there is any additional information that the commissioners need from city staff to gather in order for them to make that decision or see if there are any other options that we have missed.

Commissioner Russell asked city staff, over the last two (2) or three (3) years, how many instances of police or code violation has staff had with this? Jessica responded that it depends on what type. Staff had gotten with the assistant police chief to look at the past two (2) years and there were twelve (12) different calls of service. Whether they were disorderly or noise nuisance or things like that where police did go out to a short term rental.

Matt Dixon at 3448 Rosedale approached the commissioners in favor of regulating short term rentals. He stated that as a host of a short term rental of three (3) years and over one hundred (100) guests, he thinks there is a need for this in the city. However, it needs to be handled responsibly and if the city says that it needs to be regulated, he thinks the hosts would have no problem with that. He stated that a nuisance ordinance needs to be enforced directly because it really gives the city the muscle it needs to put hosts that are irresponsible or non-responsive on notice and have them fined or in some cases have them brought before a judge to explain why their property is not a nuisance. He has no patience at all with anyone that owns in property in University Park inhibiting the quiet enjoyment of any neighbor be they a short term rental, mid term rental, long term tenant or owner. That type of behavior should not be allowed or tolerated in University Park. He would like to say to the poor man that brought this to attention last time that he thinks his situation is intolerable and he has every right to complain about it and he has the empathy and support of all reasonable property owners in University Park and he thinks that the concerns are legitimit and they should be addressed.

Trey Howse at 3447 Shenandoah approached the commissioners in opposition of short term rentals. He sated that with all due respect to Matt, he is running a business and the nuisance ordinance don't work because the police are coming to see a different person each time. In his case, there are a lot of wrong address things. People trying to check in this house instead of the one attached to it. He isn't going to call the police because he was woken up at 3am or door dash delivered to the incorrect address. He stated that the draft made back in December to regulate short term rentals was a good one. It need to just apply to single family attached. Single family homes are not an issue here. SFA's are a problem because you can get ten (10) people in there because there is a lot of square footage. That's where it needs to banned is single family attached, that's it.

Michael Hanschen at 3550 Rosedale approached the commissioners in favor of regulating short term rentals. He said he would agree with the single family attached assessment when you have got people in close proximity like that it may have those types of address issues. He stated that the previous single family attached that was an issues is not longer a short term rental. His thing would be is that they have a back house that they like to rent and it's always SMU families, they are often too big to stay at hotels because they need two (2) - three (3) rooms and it just doesn't work. He thinks that it is a useful service and maybe there is a one strike is a \$500 fine and two strikes you are out policy where it would be regulated and managed in a coherent way. He said that he knows other cities have put that into effect and it has been costly in terms of hiring legal council and those types of ordinances often get tied up pretty quickly like Dallas is going through right now. Long story short, by all

means regulate but prohibitions typically have not worked out well in this country.

Glenn Wiebe at 3437 Binkley approached the commissioners in opposition of short term rentals. He says he has a short term rental three (3) doors down from him. He says he doesn't think it's their duty to make it convenient for the outsiders to come in, that's a nice thing but he's the resident, he's worried about his property value and safety. He thinks that mostly what will be dealt with after regulating is retroactively dealing with problems after the fact. These websites don't police it, they are there to make it convenient give information to the people actually going to these rentals and it's nothing to protect the surrounding resident. He thinks it is one bad instance away from really regretting not doing something really serious about this. The two previous gentlemen are not what he is concerned about it, it's the corporate owners that don't live here. He says that the one down from him is by a middle school and that needs to be protected.

Debbie Daggett at 3452 Normandy approached the commissioners in favor to regulate short term rentals. She stated that there is a short term rental next to her that has changed owners very recently and pretty much the same thing is going on. With what she sees, she is okay with regulation but would much rather have them gone because obviously they are not helping their property values at all. Her problem is that the regulation and the codes do not work. She stated that Fredy hears from her pretty regularly and pretty regularly tells her "well there's only so much we can do". The short term rental next to her has three (3) families at one time in it and that's not legal but unfortunately when Fredy contacts the owner and says "who's living in the back house", the owner says "well it's a relative". Fredy can ask for a name, but he can't make them. She asks Fredy if he can make them give him a name and Fredy say's no. The previous owner said it was her son and he was a Korean guy that barley spoke English and she isn't Korean. Fredy says there is nothing else staff can do but ask her. During football season, they get twenty (20) people in there and we are told to call the police. She asked why should she be calling the police all the time and then they basically tell them to stop and they stop and have someone new in there the next weekend and it's the same thing over and over. The trashcan lids are never on and she has to call Fredy all the time because there are rats in there trashcans all the time. The responsibility is on her to call all the time and there is no teeth to these codes. There's no fines, there no nothing. They get citations for overgrowth or trash and get ten (10) days and then they get a second notice and get another ten (10) days and then they get a notice and they do it. In the mean time, twenty-five (25) days has passed and she gets to watch it. They come and whack the weeds down and they start growing again and they start the whole cycle again. She says that fines are the only thing that is going to hit them. The person that owns the property lives in Arlington and doesn't care what's going on in this neighborhood. This is right across the street from the middle school. She states that she comes from the mental health industry and sexual offenders, pedophiles and that kind of thing, this is away around the rule. If they were in a long term rental, they would have to register and if they are in a short term rental, they don't have to and this rental is looking right out onto the middle school.

Commissioner Walsh asked a question to staff and the city attorney what is a short term rental? Less than thirty (30) days was the answer.

A motion was made by Commissioner Walsh, seconded by Commissioner Biddle, that a recommendation be sent to City Council to regulate short term rentals and that regulation would include a complete understanding of the owner, premises with legal description so that staff knows where it is and that it include such information as our police department, fire department and code enforcement group know exactly who is the responsible party be it an entity or a person. The regulation in this motion would include, a recommendation that we provide strict compliance with all codes by all parties involved in short term rentals whether it be the renter or the rentee. Also that there would be a requirement of notice prior to the rental agreement being executed that all parties involved in the rental process are completely aware of the fact that this is a short term rental agreement for a registered facility and that any occupant, guest, visitor or other party on the premises will be under the rules of that rental including all city ordinances related to nuisance or criminal activity. That in the event that there are violations of any University Park criminal or nuisance code, the owner will be notified not more than three (3) times and if the occurrence of any nuisance or criminal activity is not abated after the third notice, there will be a license to provide short term rental at that particular property will be immediately suspended or canceled and there will be a not less than one (1) year period but not more than two (2) year period in which that license cannot be renewed by any owner of the property until the end of the period that is stated at the time of the suspension. The motion was carried by a unanimous vote.

A motion was made by Commissioner Walsh, seconded by Commissioner Biddle, that the Planning and Zoning Commission of University Park not take any action to prohibit short term rentals in the City of University Park. The motion was carried by a unanimous vote.

Consider the previous meeting minutes with or without corrections:

[26-099](#)

PZ Meeting Minutes - 04.28.26

A motion was made by Commissioner Walsh, seconded by Commissioner Biddle, that the minutes be approved. The motion was carried by a unanimous vote.

ADJOURNMENT: With there being no further business before the Commissioners, Chairman Mercer adjourned the meeting at 5:31pm.

Approved by:

Chairman, Blair Mercer

Date