

# **ZONING ORDINANCE ADVISORY COMMITTEE**

## **MINUTES December 12, 2013**

The Zoning Ordinance Advisory Committee of the City of University Park met on Thursday, December 12, 2013 at 12:00 Noon in the South Conference Room, Peek Service Center, 4420 Worcola, Dallas, Texas. The following are minutes of that meeting.

### **Committee Members Attending:**

Robert F. Spies, Chairman  
Robert Rhoads  
Syd Carter  
Gretchen Henry  
Bob Clark (Council Liaison)

### **Staff Members Attending:**

Robbie Corder - Director of Community Development  
Harry Persaud - Chief Planning Official  
Amanda Hartwick - Planning Technician

### **Absent:**

Corbin Crews  
Kitty Holleman  
Jim Mills  
Phillip Philbin  
Terry Skartsiaris

Chairman Bob Spies opened the meeting at approximately 12:20 PM, and introduced the following item:

ZOAC - 13-002: Discuss short term rental in single family homes and provide direction to staff.

Chairman Spies then opened the floor for presentation. Ms. Susan Wilson, who resides at 3312 Westminster, addressed the committee first. She explained that the neighbor at 3320 Westminster regularly lists her home for rent on various short term rental websites, such as VRBO.com. The home is advertised for rent at \$850 per night, with no minimum stay. She added that the neighbor lives in the home full-time with her daughter, and then vacates the property while it is being rented. Ms. Wilson distributed handouts with information from other cities in the United States that regulate short term rentals. She explained that the short term renters create extra traffic and noise. She added that her biggest concern is safety because she does not know the renters. Mr. Rob Dillard asked if this area had resident-only parking, and Ms. Wilson replied no.

Ms. Kim Daugherty, who resides at 3324 Westminster, then addressed the Committee. She read aloud a letter that she had written to the Committee. The letter highlighted her concerns with the short term rentals including safety issues, as she has two daughters ages 7 and 10. The letter also described that Ms. Daugherty had tried to confront her neighbor about the issue, but the neighbor has continued to deny that the property is being rented out.

Ms. Wilson and Ms. Daugherty then added additional detail about the type of complaints they

have had with the renters including damage to property. Ms. Wilson described an incident in which some of the renters broke another neighbors Christmas lights. Ms. Daugherty then described an incident in which a large trailer was parked in front of her house overnight, facing the wrong direction. She explained that the police were called and the renters were ticketed. A discussion ensued regarding parking and the possibility of petitioning for resident-only parking in the neighborhood.

Mr. Rob Dillard stated that at this time the city does not regulate rentals of any length of time, and added that it is a property right to rent out your home. He further explained that most cities that regulate short term rentals are vacation destinations. He stated that it needs to be determined if this is really a problem for the city. In his opinion, it would be possible to regulate only if a definite impact on the community could be determined as a result of short term rentals. He added that some of the complaints could be resolved by calling the police, and the main concern of the neighbors seems to be the conduct of the renters.

Mr. Bob Clark then stated that short term rentals are not compatible with single family zoning. A discussion ensued regarding zoning and current ordinances in place. Mr. Harry Persaud presented a brief PowerPoint presentation on the item as it relates to zoning. He added that the current ordinances, such as a violation of the family definition, would be difficult to enforce. He then presented several options to the committee including monitoring short term rentals and potentially requiring registration for STRs.

Ms. Gretchen Henry asked how many other homes in the city are being rented short term. Mr. Corder stated that he has only seen 3 to 4 homes for rent at any time. Mr. Dillard recommended that the committee hear from the property owner at 3320 Westminster, and also review police data for other complaints.

Mr. Clark stated that the property owner is running a business from his home. A discussion then ensued regarding home occupation.

Chairman Spies stated that he does not feel that the Committee has enough information or enough members present to make a decision at this time. He recommended that city staff monitor the available rentals and also review complaint data from the police department. All Committee members were in agreement.

With there being no further business before the Committee, Chairman Spies adjourned the meeting at approximately 1:15 PM.

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Robert F. Spies, Chairman  
Z.O.A.C.

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Date