Plano City of Excellence | Memorandum

Date: January 17, 2024

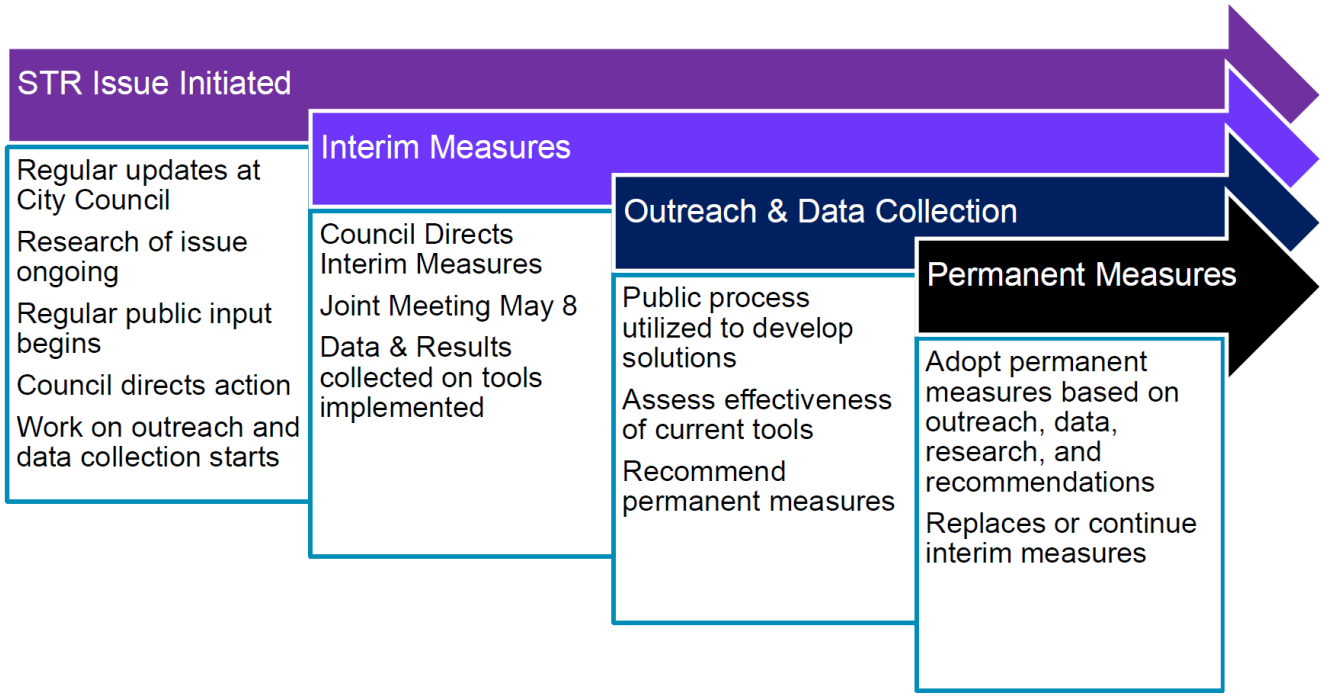
To: City Council

From: Christina D. Day, AICP, Director of Planning

Subject: Short-term Rental Study Update

Short-term rentals (STRs) have been discussed at City Council and Planning & Zoning Commission (Commission) meetings since 2018. The City Council last received an update on October 9, 2023 (agenda item | video).

In November 2022, City Council initiated a Short-term Rental Study. The study includes interim measures (in the form of the interim ban of new STRs adopted in May 2023), two phases of outreach and data collection, and permanent measures expected before the interim ban expires on May 15, 2024.



Phase I of the Study's Outreach & Data Collection phase concluded with a report outlining the Short-term Rental Task Force's Findings to date, along with the results from a community survey and open house.

Phase II of the Outreach & Data Collection phase focuses on identifying potential solutions to address the Phase I report's Findings, Issues, and Considerations. The following tasks have occurred as part of Phase II:

- Continued monitoring and identification of short-term rentals in coordination with Deckard Technologies and City staff.

- The Short-term Rental Task Force (Task Force) continued meeting to discuss potential solutions to issues identified in Phase I.

    - The fourth Task Force meeting was held on November 15, 2023. Staff circulated a "homework" questionnaire in advance of the meeting to determine general levels of support for potential solutions to help focus the discussion. Gap Strategies facilitated this discussion at the meeting, and several solutions had tentative consent of the Task Force, while others were marked for further discussion.

    - The fifth Task Force meeting will be held on January 17, 2024. A second "homework" questionnaire was circulated in advance of the meeting, expanding on the slate of potential solutions tabled at the previous meeting and including new ideas from the Task Force or staff. Task Force members will discuss the remaining potential solutions to determine the final suite of options to present at the second public open house.

Next Steps

A second Open House will be held in February, with online and in-person opportunities to participate.

- The Open House will allow residents to learn about the potential solutions identified by the Task Force and to provide city leaders with their thoughts and opinions on short-term rentals in Plano. Attendees can review information, ask questions about the process, and provide valuable feedback to help shape the city's response to short-term rentals in Plano.

- The in-person Open House will be held Wednesday, February 7, from 6:00 to 8:00 p.m. at event1013 at 1013 E. 15th Street in Downtown Plano.

- The virtual Open House, with the same information and feedback opportunities, will be available online from February 5 through February 11 on www.PlanoSTR.com.

The Short-term Rental Task Force will reconvene after the Open House for their final meeting on February 28. Per the adopted schedule, their findings will be reported to the Planning & Zoning Commission and City Council in March.

There is currently tentative consent from the Task Force on short-term rental registration and updates to the Zoning Ordinance, though discussion is ongoing regarding the need for other regulations. Any recommended regulations will be drafted through the normal City Council and Planning & Zoning Commission process, as appropriate based on content. The amendments are expected to be considered for final approval by City Council prior to the expiration of the interim ban on new short-term rentals on May 15, 2024.