

Date: February 21, 2024

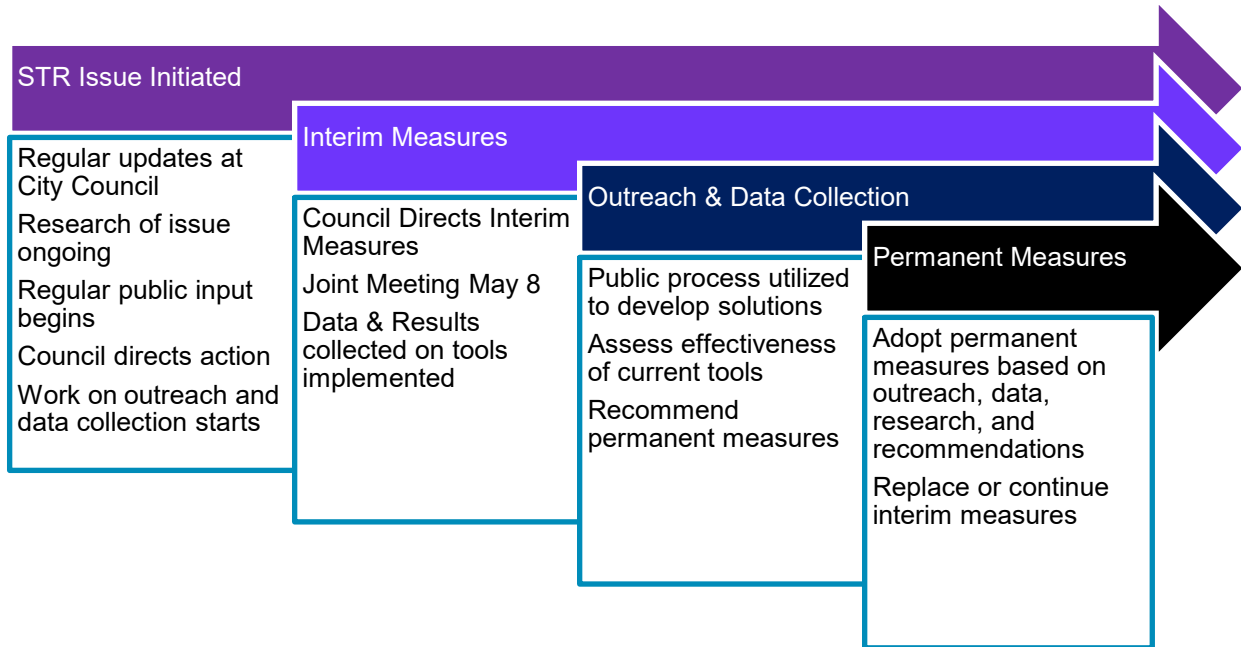
To: City Council

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

Subject: Short-term Rental Study Implementation Timeline

The topic of short-term rentals (STRs) has been discussed at Plano City Council (Council) or the Planning & Zoning Commission (Commission) since 2018. The Council last received an update on January 22, 2024 ([agenda item](#) | [video](#)).

In November 2022, City Council initiated a Short-term Rental Study (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.



The Outreach & Data Collection stage of the Study is reaching its conclusion as the Short-term Rental Task Force will have its final meeting on February 28, 2024, where it is expected to adopt a final report including their recommendations based on the Outreach & Data Collection stage. The Task Force is not charged with crafting ordinance language but will suggest regulatory concepts and general goals. Regulatory changes will be drafted through the normal City Council and Planning & Zoning Commission processes.

The tentative list of recommendations for permanent measures include registration of short-term rentals and updates to development regulations, including the Zoning Ordinance. Zoning Ordinance amendments are scheduled for a hearing at the Planning & Zoning Commission on April 1, 2024, and City Council on April 22, 2024.

A registration ordinance is not within the purview of the Commission and will be decided upon by City Council. The deadline for registration applications is expected to be approximately three months after adoption, to allow time for rollout and advertisement of the registration requirements. Since some of the recommendations could impact either registration or zoning, this could complicate consideration of the issue at the Commission, if the contents of the registration ordinance are unknown while zoning is under consideration.

Staff is seeking direction on Council's desires regarding the timeline of adoption of these regulations.

- **Option 1: Adopt Registration in advance of the Zoning Ordinance amendments:**

Date	Actions
March 19, 2024	<ul style="list-style-type: none"> • Short-term Rental Study Final Report presented to City Council • Sunset of the Short-term Rental Task Force. • <i>Consideration and adoption of a Short-term Rental Registration Program.</i>
April 1, 2024	<ul style="list-style-type: none"> • Public Hearing at P&Z for Zoning Ordinance Amendments.
April 22, 2024	<ul style="list-style-type: none"> • Public Hearing at City Council for Zoning Ordinance Amendments.

This option provides the earliest registration deadline and allows registration policies to be known while zoning language is being crafted. Risks include a slight potential for changes to registration, if there are zoning outcomes that impact registration.

- **Option 2: Adopt Registration at the same time as the Zoning Ordinance amendments:**

Date	Actions
March 19, 2024	<ul style="list-style-type: none"> • Short-term Rental Study Final Report presented to City Council. • Sunset of the Short-term Rental Task Force.
April 1, 2024	<ul style="list-style-type: none"> • Public Hearing at P&Z for Zoning Ordinance Amendments.
April 22, 2024	<ul style="list-style-type: none"> • Public Hearing at City Council for Zoning Ordinance Amendments. • <i>Consideration and adoption of a Short-term Rental Registration Program.</i>

This option allows for both sets of ordinances to be adopted at the same time, ensuring their alignment. However, implementation of registration will be slightly later due to the delayed adoption.

Under either option, the Zoning Ordinance amendment can include an extension of the interim ban if needed to ensure appropriate zoning protections.

City Council is requested to provide direction on which option they prefer.