

**7501-A Independence Parkway, Plano, Texas 75025**  
**Joint Use Facility Wes Hardy Room**

#### DATE

Monday, April 1, 2024

#### TIME

6:00 p.m.

#### OUR VISION

Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

#### CALL TO ORDER

The Planning & Zoning Commission will convene into a Preliminary Open Meeting at 6:00 p.m. on Monday, April 1, 2024, in the Joint Use Facility Wes Hardy Room in compliance with Vernon's Texas Codes Annotated, Government Code Chapter 551 (Open Meetings Act), as follows:

#### PRELIMINARY OPEN MEETING

- |      |  |        |        |
|------|--|--------|--------|
| I.   | Agenda Review for Monday, April 1, 2024  | Poladi | 3 min. |
| II.  | Agenda Review for Monday, April 15, 2024 | Poladi | 3 min. |
| III. | Discussion of City Council Items         | Day    | 2 min. |

#### EXECUTIVE SESSION

- |  |          |         |
|--|----------|---------|
| Legal advice pursuant to Section 551.071 of the Texas Government Code regarding Short-term Rentals | D'Andrea | 30 min. |
|--|----------|---------|

#### ADJOURN

In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed, and votes may be taken where appropriate. The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the Preliminary Open Meeting as allowed by law.

**ACCESSIBILITY STATEMENT**

The City of Plano encourages participation from all citizens. The facility has accessible restroom facilities, drinking fountains, and power-assist entrance doors. The facility is easily accessed from public sidewalks and parking areas, with designated accessible parking nearby. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.

**7501-B Independence Parkway, Plano, TX 75025**  
**Davis Library Program Room**

**\*\*\*CHANGES TO SPEAKER REGISTRATION\*\*\***

Please refer to the *Meeting Participation* section below for details.

**DATE**

Monday, April 1, 2024

**TIME**

7:00 p.m.

**OUR VISION**

Plano is a global economic leader bonded by a shared sense of community where residents experience an unparalleled quality of life.

**MEETING PARTICIPATION**

For those wanting to watch the meeting but not address the Commission, the meeting will be live-streamed on Plano's website at [Planotv.org](https://planotv.org), [YouTube](https://www.youtube.com/c/cityofplano), and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

**\*\*\*CHANGES TO SPEAKER REGISTRATION\*\*\***

Registration is required to speak at the Planning & Zoning Commission meeting, and no on-site registration is available. To register, please visit [https://forms.plano.gov/Forms/Sign Up Citizen](https://forms.plano.gov/Forms/Sign_Up_Citizen). Online registration opens at 5 p.m. on the Friday prior to the meeting and closes at 4 p.m. on the day of the meeting. Speakers will be called in the order requests are received until the total time is exhausted.

Comments regarding zoning cases should be submitted via: [share.plano.gov/ZoningResponse](https://share.plano.gov/ZoningResponse)

**CALL TO ORDER**

The Planning & Zoning Commission will open its Regular Meeting at 7:00 p.m. at the Davis Library Program Room and may convene into Executive Session to discuss posted items in the regular meeting agenda as allowed by law.

**PLEDGE OF ALLEGIANCE**

**COMMENTS OF PUBLIC INTEREST**

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Planning & Zoning Commission may not discuss these items but may respond with factual or policy information. The Planning & Zoning Commission may choose to place the item on a future agenda. The Presiding Officer may modify these times as deemed necessary.

## CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual consideration by commissioners or staff.

- a. **Approval of Minutes:** Monday, March 18, 2024
- b. **Preliminary Site Plan:** Village at 121 Addition, Block 1, Lot 10 – Restaurant and retail store on one lot on 1.6 acres at the southwest corner of State Highway 121 and Bellevue Drive. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Project #PSP2024-005. Applicant: 121 Preston Retail, LLC (Administrative consideration)

## ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing Items: Applicants are limited to a total of fifteen (15) minutes of presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may modify these times as deemed necessary. *Administrative consideration items must be approved if they meet city development regulations. Legislative consideration items are more discretionary, except as constrained by legal considerations.*

1. **Public Hearing:** Zoning Case 2024-008 – Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance to extend or repeal the interim ban of short-term rentals and permanently regulate short-term rentals and related land uses, including associated development regulations. Project #ZC2024-008. Petitioner: City of Plano (Legislative consideration)

Non-Public Hearing Items: The Presiding Officer will permit limited public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a total time limit.

## ADJOURN

## COUNCIL LIAISONS

Mayor Pro Tem Kayci Prince and Councilmember Rick Horne



**ACCESSIBILITY STATEMENT**

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Official Plans - Permanent official plans approved or adopted at this meeting are retained by the Planning Department, and the public is welcome to contact the department or to make a public records request to view or obtain a copy.

**PLANNING & ZONING COMMISSION**  
**March 18, 2024**

**COMMISSIONERS PRESENT**

David Downs, Chair  
Gary Cary, 1st Vice Chair  
Bennett Ratliff, 2nd Vice Chair  
Michael Bronsky  
J. Michael Brounoff  
Bill Lisle  
Tosan Olley  
Tianle Tong

**STAFF PRESENT**

Michelle D'Andrea, Deputy City Attorney  
Christina Day, Director of Planning  
Eric Hill, Assistant Director of Planning  
Mike Bell, Development Review Manager  
Christina Sebastian, Land Records Planning  
Manager Raha Poladi, Lead Planner  
Linette Magaña, Management Analyst  
Drew Brawner, Lead Planner  
Jason Aprill, Senior Mobility Planner  
Jordan Rockerbie, Senior Planner  
Kristi Olvera, Administrative Support Supervisor

Chair Downs convened the Commission into the Preliminary Open Meeting on Monday, March 18, 2024, at 6:00 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Discussion was held on the agenda for the March 18, 2024, Commission meeting.

Discussion was held on the agenda for the April 1, 2024, Commission meeting.

Mr. Bell presented an update of relevant items from the City Council.

Ms. Magaña and Caleb Thornhill, Director of Engineering, presented an overview of the temporary relocation of the Planning & Zoning Commission meetings to the Joint Use Facility and Davis Library until the Council Chambers renovation is completed.

Chair Downs convened the Planning & Zoning Commission into Executive Session at 6:27 p.m. in compliance with *Chapter 551, Government Code, Vernon's Texas Codes, Annotated* in order to consult with Deputy City Attorney Michelle D' Andrea, to receive Legal Advice (Section 551.071) for which a certified agenda is not required.

With no further discussion, Chair Downs adjourned the Executive Session and Preliminary Open Meeting at 6:57 p.m.

Chair Downs convened the Regular Session to order at 7:05 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center. A quorum was present. Chair Downs led the Commission in the Pledge of Allegiance.

Chair Downs stated the agenda would be reordered to move Agenda Item No. 5 after the Comments of Public Interest and the Consent Agenda.

### **COMMENTS OF PUBLIC INTEREST**

There were no comments of public interest.

### **CONSENT AGENDA**

**MOTION:** Upon a motion made by Commissioner Bronsky and seconded by Commissioner Olley, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

**Approval of Minutes for March 4, 2024** (Consent Agenda Item “a”).

**Project #RSP2021-008** for a revised site plan for **Plano Tech Center, Block 1, Lot 9** for an Electrical substation on one lot on 3.2 acres located on the west side of Shiloh Road, 855 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation. Applicant: Oncor Electric Delivery Company, LLC (Consent Agenda Item “b”). The item was approved as submitted. Resident Haniel Cuevas registered in opposition to the item.

**Project #RSP2024-007** for a revised site plan for **Collin Equities Addition, Block A, Lot 3R** for a recreational vehicle parking lot on one lot on 5.0 acres located on the west side of Commerce Drive, 615 feet south of Plano Parkway. Zoned Light Industrial-1. Applicant: West Plano RV & Storage, LP (Consent Agenda Item “c”). The item was approved as submitted. Resident Haniel Cuevas registered in opposition to the item.

### **END OF CONSENT**

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

#### **NON-PUBLIC HEARING ITEMS**

#### **Project #CPH2024-003: Discussion and Action – Call for Public Hearing**

This was a request to call a public hearing to amend Planned Development-64-Central Business-1 to modify the location and development standards for mid-rise residential on 137.3 acres located at the northwest corner of Dallas North Tollway and Headquarters Drive. Applicant: Columbus Realty Partners, Ltd. (Non-Public Hearing Agenda Item “5”). Staff recommended that the Planning & Zoning Commission call a public hearing for this purpose.

Chair Downs opened the discussion. Chair Downs, seeing there were no registered speakers, confined the discussion to the Commission.

**MOTION:** Upon a motion made by Commissioner Bronsky and seconded by 2nd Vice Chair Ratliff, the Commission voted 7-0-1 to call a public hearing. Commissioner Lisle abstained from the vote due to a conflict of interest.

### **PUBLIC HEARING ITEMS**

**Projects #ZC2023-007 and #CP2023-003: Townhomes at West Park, Blocks A-C and The Shoppes of Plano, Block D, Lots 1-2**

This was a zoning case and concept plan for a request to rezone 13.5 acres located at the northeast corner of Park Boulevard and Custer Road from Planned Development-225-Single-Family Residence Attached to Planned Development-225-Retail and restaurant, shopping center, 33 single-family residence attached lots, and three common area lots on 11.5 acres located at the northeast corner of Park Boulevard and Custer Road. Petitioner: Fairview Farm Land Company, Ltd. (Public Hearing Agenda Items “1A & 1B”). Staff recommended accepting the petitioner’s request to table the items to the May 6, 2024, Planning and Zoning Commission meeting.

Chair Downs opened the public hearing. Resident Eric Stettler spoke in opposition to the projects. Resident Haniel Cuevas registered in opposition to the projects. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

**MOTION:** Upon a motion made by Commissioner Bronsky and seconded by Commissioner Olley, the Commission voted 7-1 to table Agenda Item 1A and Agenda Item 1B to the May 6, 2024, Planning and Zoning Commission meeting. Commissioner Lisle voted in opposition to the motion.

#### **Zoning Case: 2024-007**

This was a request to amend Planned Development-489-Multifamily Residence-1 on 36.5 acres on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard. Zoned Planned Development-489-Multifamily Residence-1. Project #ZC2024-007. Petitioner: 701 Legacy Drive, LLC, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC (Public Hearing Agenda Item “2”). Staff recommended the Commission accept the petitioner's request to table the item to April 1, 2024.

Chair Downs opened the public hearing. Resident Haniel Cuevas registered in opposition to the project. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

**MOTION:** Upon a motion made by Commissioner Bronsky and seconded by Commissioner Tong, the Commission voted 8-0 to table the item to the April 15, 2024, Planning and Zoning Commission meeting.

#### **END OF PUBLIC HEARING ITEMS**

#### **NON-PUBLIC HEARING ITEMS (CONTINUED)**

##### **Project #DI2024-005: Discussion and Direction – Short-term Rental Zoning Regulations**

This was work session regarding short-term rental zoning regulations. Applicant: City of Plano (Non-Public Hearing Agenda Item “3”). Staff requested direction from the Commission in regards to ordinance language.

Chair Downs opened the discussion. Resident Danella Santana Lederer, Tatiana Ramirez, Mark Pulliam, Christy Lewis, Eddie Lederer, Cindy Pattillo, Jeanna Morey, Stacy Matthews, Matt Bingham, Antonio Miguel Molina Bendeck, Greg Patillo, Kristin Reinaker, Corey Reinaker, Haniel Cuevas, Adam Kabins, Justin Elliot, Jennifer Asher, and Emily Cuevas spoke in opposition to the item. Residents Bill Baker, Stephen Kyriakos, Elena Bourke, and Lynn McClimon spoke in support to the item. Bill France, Lauren Dykes, Catherine Parker, Anne Hill, Zoey Reveal-Sanchez, and Roy Zhang spoke in neutrality to the item. Phil Dyer registered in support of the item. Resident Adam Christensen registered to speak via Zoom in opposition to the item; however, he did not turn his camera on as required and did not speak. Chair Downs, seeing there were no additional registered speakers, confined the discussion to the Commission. Some questions were asked, and a discussion was held.

**Project #DI2024-004: Discussion and Direction – Silver Line Station Areas Plan Update**

This was an informational update on the progress of the Silver Line Station Areas Plan. Applicant: City of Plano (Non-Public Hearing Agenda Item “4”). Staff requested the Commission provide direction on the framework plans.

Chair Downs opened the discussion. Resident Haniel Cuevas registered in opposition to the item. Chair Downs, seeing there were no registered speakers, confined the discussion to the Commission. Some questions were asked and a discussion was held.

**Discussion Item: Temporary Relocation of Planning & Zoning Commission Meetings to Davis Library**

This item was to allow continuation of discussion, if needed, from the Preliminary Open Meeting regarding the temporary relocation of the Planning & Zoning Commission meetings to Davis Library. No discussion was held. Earlier in the meeting, following the pledge of allegiance, Chair Downs made an announcement to the audience about changes to meeting procedures that require speakers to register online by 4 p.m. of the day of the meeting and that no on-site speaker registration would be allowed.

**Items for Future Agendas**

Chair Downs opened the discussion to the Commission, and no items were identified. (Non-Public Hearing Agenda Item “6”).

**END OF NON-PUBLIC HEARING ITEMS**

With no further business, Chair Downs adjourned the meeting at 11:20 p.m.

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**David Downs, Chair**

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**AGENDA ITEM NO. b**

**PRELIMINARY SITE PLAN:** Village at 121 Addition, Block 1, Lot 10

**APPLICANT:** 121 Preston Retail, LLC

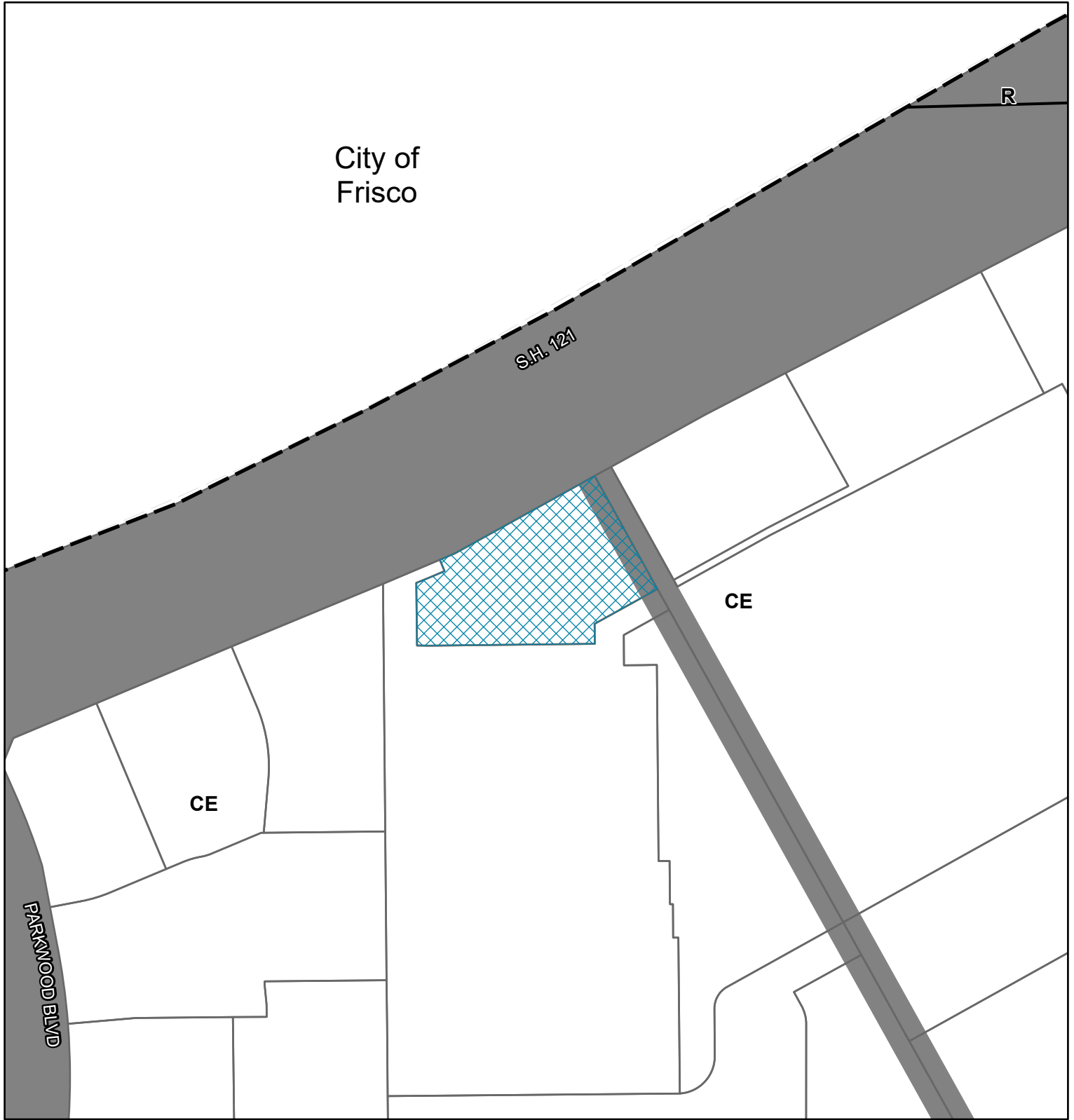
**CASE PLANNER:** Parker McDowell

**DESCRIPTION:** Restaurant and retail store on one lot on 1.6 acres located at the southwest corner of State Highway 121 and Belleview Drive. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Project #PSP2024-005.

**SUMMARY:** The purpose for the preliminary site plan is to show the proposed retail and restaurant development and related site improvements.

**RECOMMENDATION:** Recommended for approval as submitted.

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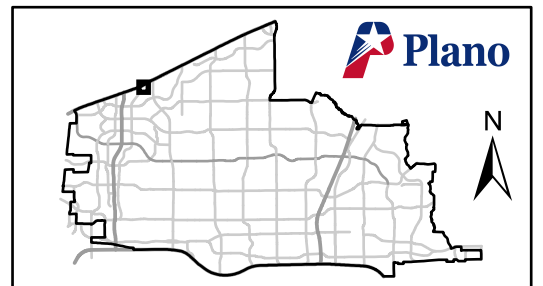
Item Submitted: Preliminary Site Plan (PSP2024-005)

Title: Village At 121 Addition, Block 1, Lot 10

Zoning: Commercial Employment and located within the State Highway 121 Overlay District

Subject Property
  Municipal Boundaries
  Zoning Boundary
  Zoning Boundary Change/SUP
  Specific Use Permit

Streets



0 140 280 560

Feet





**AGENDA ITEM NO. 1**

**PUBLIC HEARING:** Zoning Case 2024-008

**PETITIONER:** City of Plano

**CASE PLANNER:** Christina Sebastian, AICP

**DESCRIPTION:** Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance to extend or repeal the interim ban of short-term rentals and permanently regulate short-term rentals and related land uses, including associated development regulations. Project #ZC2024-008.

**SUMMARY:**

The purpose of this request is to amend the Zoning Ordinance to provide permanent development standards for short-term rentals (STRs). The amendments were developed as part of the City Council-initiated Short-term Rental Study. The following is a brief summary of the key parts of the proposed Zoning Ordinance amendments:

1. All Short-term Rentals must be registered.
2. Short-term Rental uses that were operating before the interim ban are allowed to continue operating.
3. Different types of Short-term Rentals are identified based on the scale and impact of the rental.
4. Additional minor changes to related land uses.

The proposed zoning amendments were prepared by city staff based on the work of the Short-term Rental Task Force but were not developed or considered by the Task Force. The proposal has also been shaped by the discussion and direction of the Planning & Zoning Commission (Commission), internal discussion among departments, and feedback received from the public throughout the process.

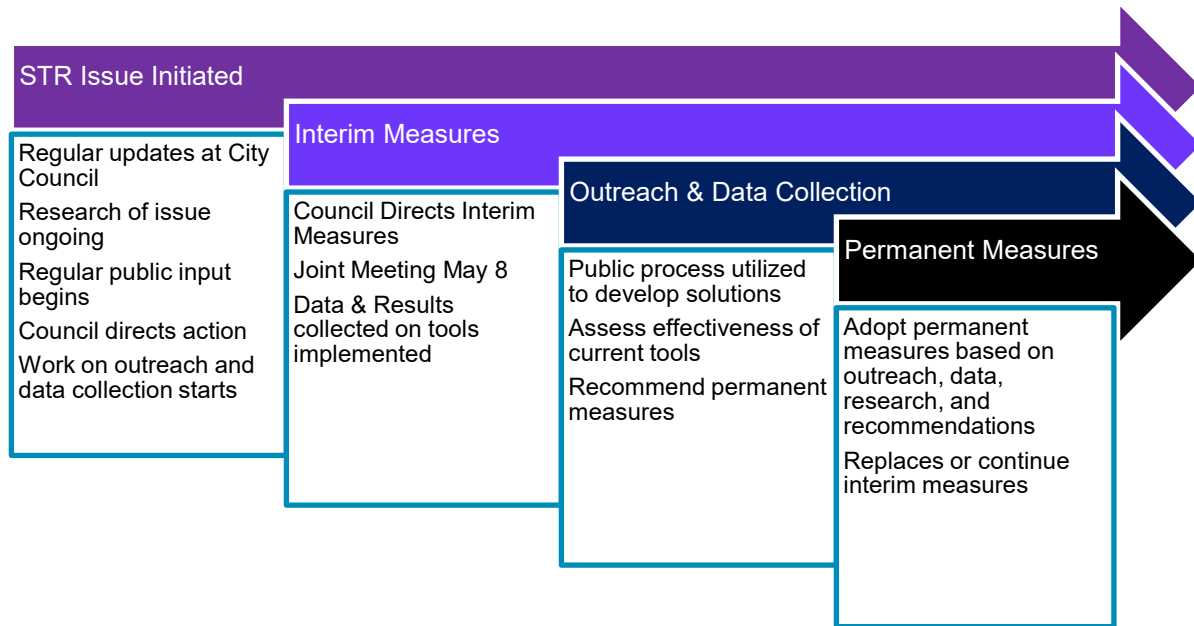
Modifications have been made since the March 18, 2024, Commission meeting, resulting in three options for consideration. Each option has variations to the development regulations for the short-term rental types. The Commission is asked to determine which option is most appropriate in the context of the Short-term Rental Study, public comments, and discussions to date.

The amendments are in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

### History

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.



The Outreach & Data Collection stage consisted of two phases including:

- **Data Collection:** Plano contracted with Deckard Technologies as a provider of third-party STR data. Deckard monitors STR platforms and cross-references them with publicly available data to identify STRs in the city. This data was then matched to Public Safety Communication's call-for-service data.
- **Public Outreach:** Plano contracted with Gap Strategies as support for a public outreach process, including:
  - A community survey opened in the spring of 2023, which had over 6,000 responses. [View the survey report.](#)
  - Two public open houses, hosted both in-person and online, in August of 2023 and February 2024, with over 2,000 and 1,200 participants, respectively.
  - A Short-term Rental Task Force made up of 22 Plano residents appointed by City Council.
    - In Phase I, the Task Force focused on defining the problem, in a series of three meetings where they were presented with data, discussed feedback from the community survey and first open house, and asked questions of staff. At the end of Phase I, the Task Force agreed upon three Findings and 15 Issues and Considerations that flow from those Findings, included in the [Phase I Report](#).

- In Phase II, the Task Force focused on potential solutions related to the Findings, Issues, and Considerations defined in Phase I. This included two questionnaires “homework assignments” in advance of Task Force meetings, where the results were presented and a short list of items with tentative consent was agreed upon. These ideas were then presented at the second open house, and public feedback was presented to the Task Force at their final meeting, where the results were discussed, and a final set of recommendations were adopted as part of the [Phase II Report](#).
- A project website and advertising: [www.PlanoSTR.com](http://www.PlanoSTR.com) hosted information about the Study, including survey results and Task Force documents.
- Advertisement of the survey and open houses via multiple avenues including press releases, city email newsletters, social media posts, and, for the community survey, signs in city parks and at city facilities.

At the Planning & Zoning Commission meeting on March 4, 2024 ([staff report](#) | [video](#)), the Commission:

- Received a presentation of the Short-term Rental Phase II Report, including the recommendations of the Short-term Rental Task Force.
- Called a public hearing to amend the Zoning Ordinance to extend or repeal the interim ban and permanently regulate short-term rentals and related land uses, including associated development regulations, initiating this zoning case.
- Received a presentation from city staff of a draft proposal for permanent measures intended to implement the Task Force’s nine recommended *Regulations That Affect Land Use and Zoning*. This proposal was developed by staff and was not considered by the Task Force, as they were not tasked with developing ordinance language.




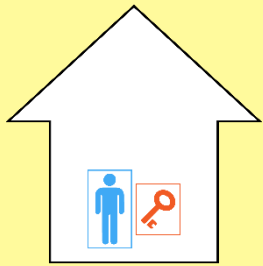
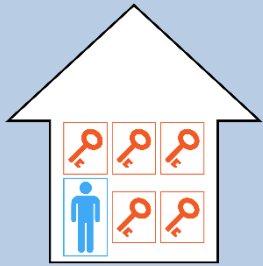
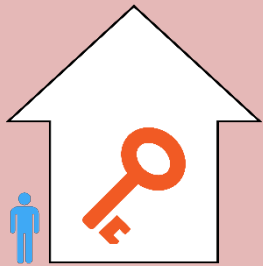
At the Planning & Zoning Commission meeting on March 18, 2024 ([staff report](#) | [video](#)), the Commission:

- Received a copy of the draft ordinance amendment language and a presentation on the concepts included in the proposed amendments.
- Discussed the proposed amendments and provided the following direction:
  - Use more descriptive names for the STR types,
  - Remove the Limited/Seasonal STR option,
  - Consider density limitations and locations for STRs with live-in management and only one room rented,
  - Consider how to restrict the number of people or beds that can be used in an STR,

- Remove the minimum number of nights for a short-term rental, but consider leaving them for STRs with off-site management,
- Consider STRs at multifamily uses with management on the premises, and
- Evaluate the allowance for usage of Backyard Cottages as STRs.

## STAFF PRELIMINARY REPORT – COMPARISON OF THREE OPTIONS

Based on the direction received from the Commission on March 18, three options for the proposed ordinance changes are provided, with variations to the development regulations for the short-term rental types. Each option is described in the following section of this report and summarized in the table below. The Commission is asked to determine which option is most appropriate in the context of the Short-term Rental Study and discussions to date.

Short-term Rental Type	Live-in Management STR (Single Room)	Live-in Management STR (Multiple Rooms)	Off-site Management STR
 Host  Full unit available  Individual room available			
<b>Option 1</b> (Most similar to March 18 version)	Permitted in any residence with limit of 2 adults (plus minor children): <ul style="list-style-type: none"> <li>Citywide</li> </ul>	Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily</li> </ul> In all other residences, permitted by SUP.	Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily</li> </ul>
<b>Option 2</b> (Same as Option 1 but restricts SF areas to density buffer or SUP)	Permitted in any residence with limit of 2 adults (plus minor children) in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties,</li> <li>Some multifamily, or</li> <li>Elsewhere, when 600+ feet from another STR of any type.</li> </ul> In all other residences, permitted by SUP.	Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily</li> </ul> In all other residences, permitted by SUP.	Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily</li> </ul>
<b>Option 3</b> (Most changed from March 18 version)	Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily.</li> </ul> In all other residences, permitted by SUP.		Permitted in any residence in: <ul style="list-style-type: none"> <li>Most nonresidential zoning districts,</li> <li>Heritage properties, or</li> <li>Some multifamily</li> </ul>

## STAFF PRELIMINARY REPORT – PROPOSED ZONING ORDINANCE AMENDMENTS

Three options are provided for the Commission to consider in Attachment A. The following proposed amendments are present in all three options except where individually noted. In order for the staff report to be complete, all topics are included, though some information remains unchanged since the March 18 meeting. Topics that have been updated are noted in the section header.

### Short-term Rental Names – updated since March 18




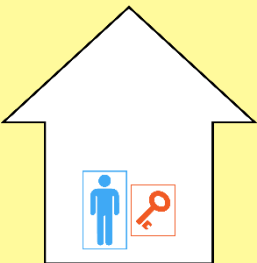
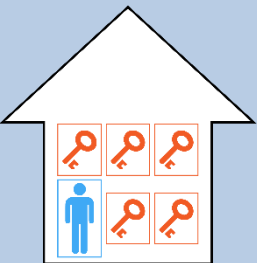
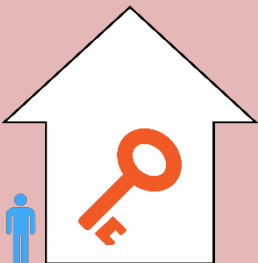
The names previously proposed for the STR types have changed, per Commission direction, as shown in the table below. The updated nomenclature is more technical and intended to align with feedback.

### Short-term Rental Definition – unchanged with the exception of names referenced above

Short-term Rentals are any dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty consecutive days. The proposed Zoning Ordinance amendments include a definition for Short-term Rental and a requirement that all STRs must be registered with the city. Registration requirements will be considered by City Council, and if approved, will be adopted as a new article in the Code of Ordinances. The registration ordinance is anticipated to be considered by City Council at the same meeting as these proposed Zoning Ordinance amendments. Draft text of the registration ordinance is available on [Plano.gov/STR](http://Plano.gov/STR) for reference.

### Short-term Rental Types – updated since March 18

Different types of short-term rentals are proposed based on scale and potential impact: three types in Options 1 and 2, and two in Option 3. Additional details on each are provided later in this report.

March 18 Version	Bed-and-Breakfast (1 Room)	Bed-and-Breakfast (2-5 Rooms)	Vacation Rental
Option 1	Live-in Management STR (Single Room)	Live-in Management STR (Multiple Rooms)	Off-site Management STR
Option 2	Live-in Management STR (Single Room)	Live-in Management STR (Multiple Rooms)	Off-site Management STR
Option 3	Live-in Management STR		Off-site Management STR
 Host  Full unit available  Individual room available			
STR Registration Required?	Yes	Yes	Yes
Building Design	Residence	Residence	Residence
Management	Live-in	Live-in	Off-site
Length of Stay (days)	1-29	1-29	2-29
Rooms or Full Unit Available?	1 individual room	Individual room(s)	Full unit

## Live-in Management STRs – updated since March 18

The Zoning Ordinance currently has a definition for the Bed and Breakfast Inn use, which is similar to the proposed Live-in Management STR uses. The proposed amendments would remove and replace this use with one or two newly defined uses. Live-in Management would also be defined as follows:

### **Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

This proposed short-term rental type is based on Task Force recommendation **Z9** that STRs with a live-in operator have less impact on the community fabric, and therefore it may be appropriate to have different regulatory standards compared to those with off-site management.

The prior proposal limited the Live-in Management STR (Multiple Rooms) use to a maximum of five bedrooms. Based on Commission questions regarding this maximum, the Live-in Management STR (Multiple Rooms) use has been modified to eliminate the restriction, though Live-in Management STR (Multiple Rooms) may be restricted through the SUP process, where applicable. This will allow more simple enforcement and limit complications.

## *Urban Residential District – updated since March 18*

Because of this change, in the Urban Residential (UR) district, where Bed and Breakfast Inns were previously allowed by right and restricted to 5 rooms, the Live-in Management STR (Multiple Rooms) use is proposed to be permitted only by SUP, as with all other residential districts. However, a substantial amount of the UR district is within a Heritage Resource Overlay District, so would allow the use by right via this alternate means.

Otherwise, the locations where new Live-in Management STRs would be permitted varies among the three options, as outlined below.

### *Option 1*

The first option is the most similar to what was presented to the Commission previously, yet has significant updates. Three short-term rental types are proposed, and each type is subject to different location criteria.

### **Live-in Management STR (Single Room)**

- An STR with live-in management and a single room for rent should be less impactful and have greater oversight by the operator than other STR types. Therefore, Live-in Management STR (Single Room) uses would be permitted by right in any residence.
- Because of the by-right allowance for this STR type, an occupancy restriction is proposed which would limit the room rental occupancy to two adults plus any minor children.
- A map showing the potential locations for new Live-in Management STR (Single Room) uses under Option 1 is provided in Attachment D1.

### **Live-in Management STR (Multiple Rooms)**

- Live-in Management STR (Multiple Rooms) uses would allow the operator to have multiple rooms available for rent (whether by a single rental contract or multiple contracts).
- This use would be permitted by right in residences located in any of the following areas:
  - All nonresidential districts except Neighborhood Office (O-1), consistent with hotel allowances,
  - Heritage Resource Overlay districts, or
  - Some multifamily residences (see *Multifamily Residences* heading below).
- New Live-in Management STR (Multiple Rooms) uses would require an SUP in all other locations.
- A map showing the potential locations for new Live-in Management STR (Multiple Room) uses under Option 1 is provided in Attachment D2.

#### *Option 2*

The second option includes a density control for the Live-in Management STR (Single Room) use in residential districts (except Multifamily Residence buildings and where located in Heritage Resource Overlay districts).

### **Live-in Management STR (Single Room)**

- This use would be permitted by right (based on Task Force recommendation **Z2** that STRs may be permitted where a hotel use is allowed in commercial, mixed-use, and transit-oriented development areas) in residences located in any of the following areas:
  - In all nonresidential districts except Neighborhood Office (O-1) consistent with hotel allowances,
  - In Heritage Resource Overlay districts, or
  - In some multifamily residences (see *Multifamily Residences* heading below).
  - Elsewhere, when more than 600 feet away from another Short-term Rental use of any type.
- New Live-in Management STR (Single Room) uses would require an SUP in all other locations.
- Because of the by-right allowance for this STR type, an occupancy restriction is proposed which would limit the room rental occupancy to two adults plus any minor children.
- A map showing the potential locations for new Live-in Management STR (Single Room) uses under Option 2 is provided in Attachment E1.



### **Live-in Management STR (Multiple Rooms)**

- The Live-in Management STR (Multiple Rooms) use under this option is the same as with Option 2 and would always require a specific use permit in residential districts (unless a Heritage property or in some multifamily), so there is no density control for the use in this option.
- A map showing the potential locations for new Live-in Management STR (Multiple Rooms) under Option 2 is provided in Attachment E2.

### *Option 3*

The third option represents the greatest change from the prior proposal, combines Live-in Management into a single type, and would require a specific use permit for any Live-in Management STR in a residential district (except Multifamily Residence buildings). This option does not define Single Room and Multiple Room types separately, as the location criteria are the same and the number of rooms could be controlled through the SUP stipulations.

### **Live-in Management STR**

- New Live-in Management STR uses would be permitted by right in residences in any of the following areas:
  - All nonresidential districts except Neighborhood Office (O-1),
  - Heritage Resource Overlay districts, or
  - Some multifamily residences (see *Multifamily Residences* heading below).
- New Live-in Management STRs uses would require an SUP in all other locations.
- Because of the requirement for an SUP, any appropriate occupancy restriction may be imposed through the SUP approval process.
- A map showing the potential locations for new Live-in Management STRs under Option 3 is provided in Attachment F1.

## Off-Site Management STRs

Short-term rentals where the operator does not live in the same dwelling unit would be classified as Off-site Management STRs. The location criteria for new Off-site Management STRs are the same in all three options.

### **Off-site Management STR**

- Based on Task Force recommendation **Z2** that STRs may be permitted where a hotel use is allowed in commercial, mixed-use, and transit-oriented development areas, new Live-in Management STR uses would be permitted by right in residences located in either of the following areas:
  - All nonresidential districts except Neighborhood Office (O-1), or
  - Some multifamily residences (see *Multifamily Residences* heading below).
- Most single-family residential neighborhoods have zoning that would not permit new Off-site Management STR uses. Nonresidential districts that permit residential uses would also permit new Off-site Management STR uses, such as the Neighborhood Business Design (NBD), Retail (R), and Urban Mixed-Use (UMU) zoning districts, as well as some Planned Development districts.
- Maps showing the potential locations for new Off-site Management STRs are provided in Attachments D3, E3, and F2 (the maps are the same for each option).

## Multifamily Residences – updated since March 18

On March 18, the Commission discussed concerns with multifamily residences and the ability for these properties to operate STRs when there is management on the premises. Additionally, outreach feedback noted that some multifamily properties have a small number of apartments available as an amenity to residents, for situations such as a future resident waiting for their long-term unit to be vacated or accommodations for visiting family members. Under the proposed new definitions, these would be considered a Short-term Rental if the rental term is less than 30 days. In multifamily properties where STRs are not already permitted, up to 5% of the apartments in a Multifamily Residence may be operated as STRs, provided that the building or complex has property management on the premises.

## Grandfathering

The interim ban on short-term rentals does not apply to existing short-term rentals and those with investment-backed expectations as of May 15, 2023. The proposed amendments would lift the interim ban and maintain the grandfathering of existing short-term rentals and those with investment-backed expectation, where needed. In the Zoning Ordinance, a grandfathered use is referred to as a nonconforming use.




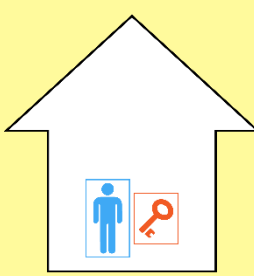
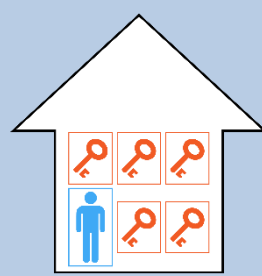

Some of the grandfathered short-term rentals would become conforming uses under the proposed development regulations, but many would remain nonconforming uses. Nonconforming uses are governed by Article 7 (Nonconformities) of the Zoning Ordinance. Nonconforming status runs with the land, not the owner, so a property that on May 15, 2023, was used, or intended to be used, as a short-term rental would continue to be nonconforming so long as the use was not abandoned for more

than six months, even if ownership of the property changed. Conversely, the owner of a nonconforming STR could not transfer the nonconforming status to a different property.

Nonconforming short-term rentals would be required to register as a short-term rental. City Council adopted a process to determine nonconforming status in August 2023, which can be found in [Section 7.900](#) (Determination of Nonconforming Status and Administrative Official Decision) of the Zoning Ordinance. To date, no formal determinations have been requested through this process.

### Effect on Existing STRs – updated since March 18

At the time of the interim ban, 464 STRs existed in Plano per the information from Deckard Technologies. While that number may change as more information is known about existing STRs via registration, staff can estimate the effects of the proposed amendments on those known STRs, as shown in the following table. Note that some STRs have an undetermined type. Maps showing these locations are included as Attachment D4 (Option 1), E4 (Option 2), and F3 (Option 3).




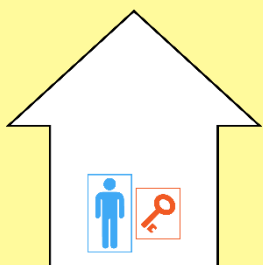
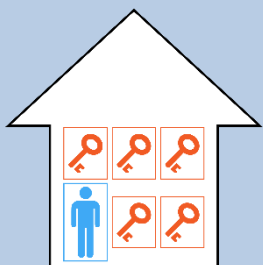
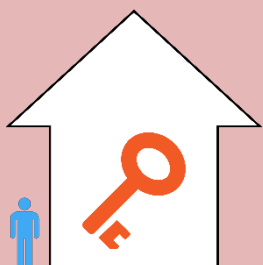
Short-term Rental Type		Live-in Management STR (Single Room)	Live-in Management STR (Multiple Rooms)	Off-site Management STR
<div> Host</div> <div> Full unit available</div> <div> Individual room available</div>				
Option 1	Conforming	50	0	78
	Nonconforming	0	7	323
Option 2	Conforming	29	0	78
	Nonconforming	21	7	323
Option 3	Conforming	5		78
	Nonconforming	52		323

**Conforming:** Number of existing STRs that could become fully legal, not only grandfathered (see below), under the proposed regulations, if registered.

**Nonconforming:** Number of STRs that existed on May 15, 2023, and may have a legal right to continue (i.e., grandfathered) on the property, as allowed under Article 7, if registered.

## Calls-for-Service – updated since March 18, 2024

Throughout the Short-term Rental Study, the public and the Task Force were presented information on Calls-for-Service (CFS), citizen-generated reports to Plano Police, at single-family homes between May 15, 2022, and May 15, 2023. A CFS does not necessarily indicate a violation occurred, but rather, just that a call was received. Additionally, it is not known that each property was being used as a short-term rental at the time of the call. The information presented was summarized in the open houses but is broken out by the STR type as shown in the following table. Information on CFS at multifamily properties is not included because the calls are for the whole complex, not individual units or STRs.

Short-term Rental Type	Live-in Management STR (Single Room)	Live-in Management STR (Multiple Rooms)	Off-site Management STR
 Host  Full unit available  Individual room available			
<b>No CFS</b>	45 single-family STRs	6 single-family STRs	302 single-family STRs
<b>1-2 CFS</b>	5 single-family STRs	0 single-family STRs	42 single-family STRs
<b>3 or more CFS</b>	0 single-family STRs	0 single-family STRs	15 single-family STRs
<b>Total</b>	<b>50 single-family STRs</b>	<b>6 single-family STRs</b>	<b>359 single-family STRs</b>

Note that all 15 of the properties with three or more calls-for-service would be nonconforming Off-site Management STRs.

Considerable time was invested by numerous departments in tracking CFS to convictions or other evidence that would sort the CFS data into other meaningful categories in order to provide additional useful correlations. The effort was ultimately abandoned due to complexities in connecting the information. For example, court records may be linked to an ongoing investigation or case and unavailable for such a project at this time at this level of detail. Individual records needed to be tracked back and reviewed, which was not practical given the quantity of data. Therefore, the information is not available.

### Additional Considerations

#### *Specific Use Permits for STRs – updated since March 18*

Whenever the Commission and Council consider a request for a specific use permit (SUP), additional topics and development standards can be considered. To help guide applicants, staff, and the public, the proposed amendments outline specific topics to evaluate for SUPs for short-term rentals. The guidelines are rooted in topics recommended by the Short-term Rental Task Force. These topics include:

1. The staff report will include a map of other STRs in the area.

2. The maximum number of occupants could be restricted.
3. The minimum number of nights per rental could be restricted.
4. The STR could be limited to a maximum number of rental nights per year.
5. Parking standards and other site design considerations could be added.

#### *Minimum Rental Nights – updated since March 18*

Based on Commission direction, the minimum number of nights per rental of an STR for Live-in Management STRs has been removed. However, for Off-site Management STRs, the minimum number of nights per rental is proposed as two nights. This proposal is based off feedback that this will assist in preventing nuisances and may be considered a best practice by some in the industry.

#### *Occupancy Restrictions – updated since March 18*

The Commission had concerns that regulating only the number of rooms available in a short-term rental could result in overcrowding within the rooms. There are existing occupancy requirements in Article III (Property Maintenance Code) of the Code of Ordinances that apply to all properties in Plano and are explicitly referenced in the proposed amendments. This includes a minimum area of 70 square feet for a bedroom occupied by a single person, or a minimum of 50 square feet for each occupant in a bedroom occupied by more than one person. In general, adding conflicting occupancy restrictions to the Zoning Ordinance is not advisable. However, the proposed standards for STRs are limited to specific areas, where permissions for the subset of Live-in Management STRs are more generous, therefore it may be appropriate to add occupancy limits in this circumstance. Where Live-in Management (Single Room) uses are permitted by right, these uses are proposed to be limited to two adults plus any minor children.

#### *Limited or Seasonal STRs – updated since March 18*

Task Force recommendation **Z6** was that some STRs could be considered subject to limited rental nights each year to provide flexibility for property owners. After hearing public testimony, the Commission discussed the concept of limited or seasonal short-term rentals at the March 18, 2024, meeting and directed staff to remove this option from the proposal.

#### *Backyard Cottages – updated since March 18*

Under the proposed amendments, [Backyard Cottages](#) (accessory dwelling units on the same lot as a single-family home) and the main single-family home would be considered a single residence for purposes of STR regulation. The Backyard Cottage could not be rented separate from the main single-family home as an Off-site Management STR use.

On March 18, the Commission requested that the allowances for Backyard Cottages be evaluated in regard to whether a full home could be considered a Live-in Management STR (Single Room). In all three options, full homes rented as STRs would be categorized based on whether the operator or owner lives on site. This is due to the changes to the STR types and the previous draft ordinance regarding Backyard Cottages. See Attachment C for more information on different combinations of short-term rentals of Backyard Cottages and how they would be classified.

## *Assembly Hall/Commercial Amusement*

One of the critical issues identified by the Task Force in Phase I was the overcrowding of property and nuisance uses associated with parties and events in short-term rental properties. These activities are often regulated by the Zoning Ordinance as an Assembly Hall or Commercial Amusement land use.

However, after reviewing accepted practices in other jurisdictions, considering options, and making this regulation more evident and accessible, the Assembly Hall distinction is being addressed in the registration ordinance. The small change to the Assembly Hall definition is to distinguish religious and political assemblies from social or civic assemblies.

### **Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political,~~  
~~religious,~~ or social purposes.

To better align the definitions for Commercial Amusement (Indoor) and (Outdoor), the (Indoor) definition is proposed to reflect similar language as the (Outdoor) definition, as follows:

### **Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

### **Amusement, Commercial (Outdoor)**

An outdoor area or structure, open to the public, which provides entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals.

The change to the Commercial Amusement (Indoor) definition will make it clear that if a fee is charged for access to indoor amenities, this definition could apply. Otherwise, no additional changes were seen as necessary for these uses regarding STRs.

## *Boarding/Rooming House*

Since Boarding/Rooming Houses have been considered long-term dwellings under the Zoning Ordinance, they should not be considered in the regulation of STRs. To clarify this distinction from Hotel/Motels and Short-term Rentals moving forward, the existing Boarding/Rooming House definition is proposed to be updated to explicitly state that the rental term is for 30 days or more.

### **Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

## *Parking*

Recommendation **Z8** from the Task Force is for an analysis of parking standards citywide relative to nuisance issues and enforcement. This would include a review of the Zoning Ordinance and Plano's Code of Ordinances, with participation from a number of city departments including Engineering, Police, Neighborhood Services, and Planning, and is expected to take longer than the time available before

May 15, 2024. Therefore, it is recommended that this analysis be conducted as a project separate from the other recommendations.

As the Bed and Breakfast Inn use is being removed from the Zoning Ordinance, its associated parking standard is also being removed. Consistent with other residential uses, the parking standard for Short-term Rentals will remain as defined by the Zoning Ordinance for the individual dwelling unit. These standards are subject to change pending the citywide parking analysis noted above.

## STAFF PRELIMINARY REPORT – CONFORMANCE TO THE COMPREHENSIVE PLAN

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The proposed request has been reviewed for conformance with the Comprehensive Plan. Major factors included in the analysis are provided below.

**Guiding Principles** – The set of Guiding Principles to the Comprehensive Plan establishes overarching themes that apply to all policies and actions and express values for Plano Today, Plano 2050, and Plano Together. Since the principles do not stand alone but are used in concert with one another and carry across the Plan as a whole, each principle must be judged through a lens that incorporates all other principles to be fully and accurately understood. As such, the Commission is encouraged to review the full list of Guiding Principles and judge zoning requests through the lens of all principles.

**Future Land Use Map & Dashboards** – The Future Land Use Map determines appropriate locations for future uses, establishing the community's vision for the placement of housing, employment, social activities, and protection of natural areas. The Dashboards provides the preferred balance of housing and employment uses, and the preferred mix of employment and housing types, within each Future Land Use category. The proposed amendments introduce specific land uses to the Zoning Ordinance, but do not result in changes to overall land use mix, residential acreage, number of dwelling units, or building height per standards in the Comprehensive Plan. The request results in no change to the Future Land Use Map & Dashboards.

**Land Use Policy** – *Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.*

The proposed amendments are designed to allow STRs while regulating in a way that protects the viability and quality of life for existing neighborhoods. With this request, staff is proposing several options that are based on the recommendations of the STR Task Force and direction from the Commission following public comment. This request is in conformance with this policy.

**Land Use Action 1 (LU1)** – *Review and evaluate the Zoning Ordinance and make appropriate amendments based on guidance from the Comprehensive Plan.*

In considering the Comprehensive Plan when deliberating the proposed amendments, the Commission and Council will be consistent with this action.

**Neighborhood Conservation Policy** - *Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.*

The proposed regulations are intended to strike a balance to allow STRs where appropriate, while establishing protections for neighborhoods that preserve neighborhood identity and contribute to character and livability. This request is in conformance with this policy.



**Neighborhood Conservation Action 1 (NC1)** – *Establish programs and initiatives that enable homeowners to maintain and enhance their properties and neighborhoods.*

The proposed regulations will provide homeowners an opportunity to operate an STR, which would generate income that could be used to maintain and enhance their properties. This request is in conformance with this action.

**Neighborhood Conservation Action 6 (NC6)** – *Review residential zoning to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity.*

The proposed STR regulations will establish housing standards which may allow residents to age in place, care for dependents, and meet special needs. The proposed regulations are intended to permit STR uses where appropriate, while ensuring neighborhood integrity is maintained. This request is in conformance with this action.

## STAFF PRELIMINARY REPORT – RECOMMENDATION

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### SUMMARY:

The purpose of this request is to amend the Zoning Ordinance to provide permanent development standards for short-term rentals. The amendments were developed as part of the City Council-initiated Short-term Rental Study. The following is a brief summary of the key parts of the proposed Zoning Ordinance amendments:

1. All Short-term Rentals must be registered.
2. Short-term Rental uses that were operating before the interim ban are allowed to continue operating.
3. Different types of Short-term Rentals are identified based on the scale and impact of the rental.
4. Additional minor changes to related land uses.

The proposed zoning amendments were prepared by city staff based on the work of the Short-term Rental Task Force but were not developed or considered by the Task Force. The proposal has also been shaped by the discussion and direction of the Planning & Zoning Commission, internal discussion among departments, and feedback received from the public throughout the process.

Modifications have been made since the March 18, 2024, Commission meeting, resulting in three options for consideration. Each option has variations to the development regulations for the short-term rental types. The Commission is asked to determine which option is most appropriate in the context of the Short-term Rental Study, public comments, and discussions to date.

The amendments are in conformance with the recommendations of the Comprehensive Plan. Staff recommends approval as noted in the recommendation section below.

### RECOMMENDATION:

Recommended for the Commission to approve either Option 1, Option 2, or Option 3 as provided in Attachment A.

### ATTACHMENTS:

- Attachment A – Zoning Case 2024-008 Draft Standards with STR Task Force Recommendations, Options 1, 2, and 3
- Attachment B – Matrix of Proposed Land Uses and Location Allowances
- Attachment C – Backyard Cottage Examples
- Attachment D – Option 1 Maps:
  - Attachment D1: Option 1 Live-in Management STR (Single Room) Map

- Attachment D2: Option 1 Live-in Management STR (Multiple Rooms) Map
- Attachment D3: Option 1 Off-site Management STR Map
- Attachment D4: Option 1 Existing STRs by Use Type and Conformity Status
- Attachment E – Option 2 Maps:
  - Attachment E1: Option 2 Live-in Management STR (Single Room) Map
  - Attachment E2: Option 2 Live-in Management STR (Multiple Rooms) Map
  - Attachment E3: Option 2 Off-site Management STR Map
  - Attachment E4: Option 2 Existing STRs by Use Type and Conformity Status
- Attachment F – Option 3 Maps:
  - Attachment F1: Option 3 Live-in Management STR Map
  - Attachment F2: Option 3 Off-site Management STR Map
  - Attachment F3: Option 3 Existing STRs by Use Type and Conformity Status
- Attachment G – Zoning Case Responses

## SUMMARY

- Three options will be presented to the Planning & Zoning Commission (P&Z) at a public hearing on April 1, 2024.
- The three options differ in where and how new short-term rentals would be permitted.
- P&Z will be asked to recommend one option to the City Council to consider at a public hearing planned for April 22, 2024.

## “CLEAN” VERSIONS

These versions show the proposed regulations as they would appear if adopted, including highlights noting differences between the three versions.

- [Option 1](#)
- [Option 2](#)
- [Option 3](#)

## STRIKETHROUGH/UNDERLINE VERSIONS

These versions show the proposed regulations in underlined text and any existing regulations that would be removed from the Zoning Ordinance in ~~striketrough~~ text if adopted.

- [Option 1](#)
- [Option 2](#)
- [Option 3](#)

**Zoning Case 2024-008 Draft Standards – Option 1**

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

The text highlighted in purple reflects differences between the three options.

**SUMMARY OF PROPOSED AMENDMENTS**

- All Short-term Rentals must be registered.
- All Short-term Rentals that were operating before the interim ban are allowed to continue operating.
- Three types of Short-term Rentals are identified based on the scale and impact of the rental:
  - **Live-in Management STR (Single Room):** New STRs with live-in management and only one room rented are allowed in any residential dwelling unit.
  - **Live-in Management STR (Multiple Rooms):** New STRs with live-in management and two or more rooms rented are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, by Specific Use Permit.
  - **Off-site Management STR:** New STRs without live-in management are allowed in residential dwelling units when located in either of the following areas:
    - Nonresidential districts, except O-1, or
    - Some multifamily residences.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, or social purposes.

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Zoning Case 2024-008 Draft Standards – Option 1****Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).

**Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units and home occupations, nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 1**

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	Use Category	A - Agricultural	ED - Estate Development	SF-20 - Single-Family Residence-20	SF-9 - Single-Family Residence-9	SF-7 - Single-Family Residence-7	SF-6 - Single-Family Residence-6	UR - Urban Residential	PH - Patio Home	SF-A - Single-Family Attached	2F - Two-Family (Duplex)	GR - General Residential	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	MH - Mobile Home	RCD - Residential Community Design
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56

**Zoning Case 2024-008 Draft Standards – Option 1****Z1****Z2****Z9**

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

<b>NONRESIDENTIAL ZONING DISTRICTS</b>																
<b>Use Type</b>	<b>Use Category</b>	<b>O-1 - Neighborhood Office</b>	<b>O-2 - General Office</b>	<b>R - Retail</b>	<b>LC - Light Commercial</b>	<b>CC - Corridor Commercial</b>	<b>UMU - Urban Mixed-Use</b>	<b>BG - Downtown Business/Government</b>	<b>CB-1 - Central Business-1</b>	<b>CE - Commercial Employment</b>	<b>RC - Regional Commercial</b>	<b>RE - Regional Employment</b>	<b>RT - Research/Technology</b>	<b>LI-1 - Light Industrial-1</b>	<b>LI-2 - Light Industrial-2</b>	<b>NBD - Neighborhood Business Design</b>
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms)	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56

**Z1****Z2**

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

<b>Number</b>	<b>End Note</b>
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
56	See Sec 15.2300.

**Z1**

Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.



**Zoning Case 2024-008 Draft Standards – Option 1**

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence
  - H. Two-Family Residence
  - I. Two-Family Residence (Attached)
- .4 **Live-in Management STR (Single Room)**  
Live-in Management STR (Single Room) uses are permitted in any residential dwelling unit.
- .5 **Live-in Management STR (Multiple Rooms)**
  - A. Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:
    - i. A Heritage Resource Overlay District (“H” or “HD”),
    - ii. Any nonresidential zoning district except O-1,
    - iii. Multifamily Residences, consistent with Section 15.2300.7, or
    - iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.

**Zoning Case 2024-008 Draft Standards – Option 1****.6 Off-site Management STR**

- A. An Off-site Management STR may not provide rentals of less than two nights.
- B. Off-site Management STR uses are permitted in a dwelling unit in:
  - i. Any nonresidential zoning district except O-1, or
  - ii. Multifamily Residences, consistent with Section 15.2300.7.

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals**

- A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:
  - i. Locations of other STRs,
  - ii. Maximum number of occupants,
  - iii. Minimum nights per rental,
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.

- .9 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.

- .10 Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Zoning Case 2024-008 Draft Standards – Option 1****Short-term Rental Task Force Recommendations for Regulations That Affect Land Use and Zoning**

RECOMMENDATION	NUMBER
Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.	Z1
STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.	Z2
Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.	Z3
A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.  <u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.	Z4
City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.	Z5
Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners. <i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i>  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year.	Z6
Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.	Z7
Address onsite parking requirements as part of a larger analysis of street parking issues citywide.  <u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.	Z8
It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.	Z9

**Zoning Case 2024-008 Draft Standards – Option 2**

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement. See the key and recommendations on the last page.

The text highlighted in yellow reflects differences between the three options.

**SUMMARY OF PROPOSED AMENDMENTS**

- All Short-term Rentals must be registered.
- All Short-term Rentals that were operating before the interim ban are allowed to continue operating.
- Three types of Short-term Rentals are identified based on the scale and impact of the rental:
  - **Live-in Management STR (Single Room):** New STRs with live-in management and only one room rented are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential zoning districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, when at least 600 feet away from another Short-term Rental or, otherwise, by Specific Use Permit.
  - **Live-in Management STR (Multiple Rooms):** New STRs with live-in management and two or more rooms rented are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, by Specific Use Permit.
  - **Off-site Management STR:** New STRs without live-in management are allowed in residential dwelling units when located in either of the following areas:
    - Nonresidential districts, except O-1, or
    - Some multifamily residences.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, or social purposes.

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Zoning Case 2024-008 Draft Standards – Option 2****Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).

**Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units and home occupations, nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 2**

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	Use Category	A - Agricultural	ED - Estate Development	SF-20 - Single-Family Residence-20	SF-9 - Single-Family Residence-9	SF-7 - Single-Family Residence-7	SF-6 - Single-Family Residence-6	UR - Urban Residential	PH - Patio Home	SF-A - Single-Family Attached	2F - Two-Family (Duplex)	GR - General Residential	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	MH - Mobile Home	RCD - Residential Community Design
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56

**Zoning Case 2024-008 Draft Standards – Option 2****Z1****Z2****Z9**

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

<b>NONRESIDENTIAL ZONING DISTRICTS</b>																
<b>Use Type</b>	<b>Use Category</b>	<b>O-1 - Neighborhood Office</b>	<b>O-2 - General Office</b>	<b>R - Retail</b>	<b>LC - Light Commercial</b>	<b>CC - Corridor Commercial</b>	<b>UMU - Urban Mixed-Use</b>	<b>BG - Downtown Business/Government</b>	<b>CB-1 - Central Business-1</b>	<b>CE - Commercial Employment</b>	<b>RC - Regional Commercial</b>	<b>RE - Regional Employment</b>	<b>RT - Research/Technology</b>	<b>LI-1 - Light Industrial-1</b>	<b>LI-2 - Light Industrial-2</b>	<b>NBD - Neighborhood Business Design</b>
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms)	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56

**Z1****Z2**

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

<b>Number</b>	<b>End Note</b>
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
56	See Sec 15.2300.

**Z1**

Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.

**Zoning Case 2024-008 Draft Standards – Option 2**

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence
  - H. Two-Family Residence
  - I. Two-Family Residence (Attached)
- .4 **Live-in Management STR (Single Room)**
  - A. Live-in Management STR (Single Room) uses are permitted in a dwelling unit in:
    - i. A Heritage Resource Overlay district (“H” or “HD”),
    - ii. Any nonresidential zoning district except O-1,
    - iii. Multifamily Residences, consistent with Section 15.2300.7, or
    - iv. Elsewhere, when at least 600 feet away from another Short-term Rental, as measured in a straight line from property line to property line. Additional Live-in Management STR (Single Room) uses may be permitted with approval of a specific use permit, consistent with Section 15.2300.8.



**Zoning Case 2024-008 Draft Standards – Option 2****.5 Live-in Management STR (Multiple Rooms)**

- A.** Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:
- i. A Heritage Resource Overlay District (“H” or “HD”),
  - ii. Any nonresidential zoning district except O-1,
  - iii. Multifamily Residences, consistent with Section 15.2300.7, or
  - iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.

**.6 Off-site Management STR**

- A.** An Off-site Management STR may not provide rentals of less than two nights.
- B.** Off-site Management STR uses are permitted in a dwelling unit in:
- i. Any nonresidential zoning district except O-1, or
  - ii. Multifamily Residences, consistent with Section 15.2300.7.

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals**

- A.** Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:
- i. Locations of other STRs,
  - ii. Maximum number of occupants,
  - iii. Minimum nights per rental,
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.

**.9** A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.

**.10** Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

**Zoning Case 2024-008 Draft Standards – Option 2**

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

DRAFT  
VERSION 3

## Zoning Case 2024-008 Draft Standards – Option 2

## Short-term Rental Task Force Recommendations for Regulations That Affect Land Use and Zoning

RECOMMENDATION	NUMBER
Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.	Z1
STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.	Z2
Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.	Z3
A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.  <u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.	Z4
City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.	Z5
Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners. <i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i>  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year.	Z6
Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.	Z7
Address onsite parking requirements as part of a larger analysis of street parking issues citywide.  <u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.	Z8
It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.	Z9

**Zoning Case 2024-008 Draft Standards – Option 3**

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

The text highlighted in blue reflects differences between the three options.

**SUMMARY OF PROPOSED AMENDMENTS**

- All Short-term Rentals must be registered.
- All Short-term Rentals that were operating before the interim ban are allowed to continue operating.
- Two types of Short-term Rentals are identified based on the scale and impact of the rental:
  - **Live-in Management STR:** New STRs with live-in management are allowed in residential dwelling units when located in any of the following areas:
    - A Heritage Resource Overlay district,
    - Nonresidential districts, except O-1,
    - Some multifamily residences, or
    - Elsewhere, by Specific Use Permit.
  - **Off-site Management STR:** New STRs without live-in management are allowed in residential dwelling units when located in either of the following areas:
    - Nonresidential districts, except O-1, or
    - Some multifamily residences.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, or social purposes.

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

## Zoning Case 2024-008 Draft Standards – Option 3

### Live-in Management STR

A Short-term Rental with Live-in Management and one or more rooms available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

### Off-site Management STR

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR.

### Short-term Rental (STR)

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units and home occupations, nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 3**

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	Use Category	A - Agricultural	ED - Estate Development	SF-20 - Single-Family Residence-20	SF-9 - Single-Family Residence-9	SF-7 - Single-Family Residence-7	SF-6 - Single-Family Residence-6	UR - Urban Residential	PH - Patio Home	SF-A - Single-Family Attached	2F - Two-Family (Duplex)	GR - General Residential	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	MH - Mobile Home	RCD - Residential Community Design
Live-in Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56

**Zoning Case 2024-008 Draft Standards – Option 3****Z1****Z2****Z9**

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

<b>NONRESIDENTIAL ZONING DISTRICTS</b>																
<b>Use Type</b>	<b>Use Category</b>	<b>O-1 - Neighborhood Office</b>	<b>O-2 - General Office</b>	<b>R - Retail</b>	<b>LC - Light Commercial</b>	<b>CC - Corridor Commercial</b>	<b>UMU - Urban Mixed-Use</b>	<b>BG - Downtown Business/Government</b>	<b>CB-1 - Central Business-1</b>	<b>CE - Commercial Employment</b>	<b>RC - Regional Commercial</b>	<b>RE - Regional Employment</b>	<b>RT - Research/Technology</b>	<b>LI-1 - Light Industrial-1</b>	<b>LI-2 - Light Industrial-2</b>	<b>NBD - Neighborhood Business Design</b>
Live-in Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56

**Z1****Z2**

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

<b>Number</b>	<b>End Note</b>
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
56	See Sec 15.2300.

**Z1**

Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.

**Zoning Case 2024-008 Draft Standards – Option 3**

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence
  - H. Two-Family Residence
  - I. Two-Family Residence (Attached)
- .4 **Live-in Management STR**
  - A. Live-in Management STR uses are permitted in a dwelling unit in:
    - i. A Heritage Resource Overlay District (“H” or “HD”),
    - ii. Any nonresidential zoning district except O-1,
    - iii. Multifamily Residences, consistent with Section 15.2300.6, or
    - iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.7.



**Zoning Case 2024-008 Draft Standards – Option 3****.5 Off-site Management STR**

- A. An Off-site Management STR may not provide rentals of less than two nights.
- B. Off-site Management STR uses are permitted in a dwelling unit in:
  - i. Any nonresidential zoning district except O-1, or
  - ii. Multifamily Residences, consistent with Section 15.2300.6.

**.6 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.7.

**.7 Specific Use Permits for Short-term Rentals**

- A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:
  - i. Locations of other STRs,
  - ii. Maximum number of occupants,
  - iii. Minimum nights per rental,
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.
- .8 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.
- .9 Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

## Zoning Case 2024-008 Draft Standards – Option 3

Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning

RECOMMENDATION	NUMBER
Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.	Z1
STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.	Z2
Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.	Z3
A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.  <u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.	Z4
City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.	Z5
Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners. <i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i>  <u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year.	Z6
Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.	Z7
Address onsite parking requirements as part of a larger analysis of street parking issues citywide.  <u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.	Z8
It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.	Z9

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

To see the differences between the three options,  
see the highlights on the non-striketrough-underlined copies.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political, religious,~~ or social purposes.

**~~Bed and Breakfast Inn~~**

~~An owner (or operator) occupied residence with up to 5 bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.~~

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

## Zoning Case 2024-008 Draft Standards – Option 1

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

### **Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).

### **Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, and home occupations, ~~and bed and breakfast inns,~~ nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	Use Category	A - Agricultural	ED - Estate Development	SF-20 - Single-Family Residence-20	SF-9 - Single-Family Residence-9	SF-7 - Single-Family Residence-7	SF-6 - Single-Family Residence-6	UR - Urban Residential	PH - Patio Home	SF-A - Single-Family Attached	2F - Two-Family (Duplex)	GR - General Residential	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	MH - Mobile Home	RCD - Residential Community Design
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms) Bed and Breakfast Inn	Primary Res. Service	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z2

Z9

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	LC - Light Commercial	CC - Corridor Commercial	UMU - Urban Mixed-Use	BG - Downtown Business/Government	CB-1 - Central Business-1	CE - Commercial Employment	RC - Regional Commercial	RE - Regional Employment	RT - Research/Technology	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	NBD - Neighborhood Business Design
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms) Bed and Breakfast Inn	Primary Res. Service	56	56	56	56	56	56	P 56	56	56	20 56	20 56	20 56	56	56	P 56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56

Z1

Z2

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

Number	End Note
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
<u>56</u>	<u>See Sec 15.2300.</u>

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

**Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.**

**~~.4 Interim Prohibition on Short-Term Rental of Dwelling Units~~**

- ~~A. The purpose of this interim provision is to prohibit the establishment of new short term rentals of dwelling units while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~B. A Short-term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of short-term rental does not include Temporary Accessory Housing Shelter and Bed and Breakfast Inn.~~
- ~~C. Subject to Article 7 on Nonconformity, short term rentals are prohibited in dwelling units. For purposes of this subsection only, nonconforming uses include those with investment backed expectations as of May 15, 2023.~~
- ~~D. This subsection, 14.500.4, expires in its entirety on May 15, 2024.~~

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**H. Two-Family Residence****I. Two-Family Residence (Attached)****.4 Live-in Management STR (Single Room)**

Live-in Management STR (Single Room) uses are permitted in any residential dwelling unit.

**.5 Live-in Management STR (Multiple Rooms)**

**A. Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:**

- i. A Heritage Resource Overlay District (“H” or “HD”).**
- ii. Any nonresidential zoning district except O-1.**
- iii. Multifamily Residences, consistent with Section 15.2300.7, or**
- iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.**

**.6 Off-site Management STR**

**A. An Off-site Management STR may not provide rentals of less than two nights.**

**B. Off-site Management STR uses are permitted in a dwelling unit in:**

- i. Any nonresidential zoning district except O-1, or**
- ii. Multifamily Residences, consistent with Section 15.2300.7.**

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals**

**A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:**

- i. Locations of other STRs.**
- ii. Maximum number of occupants.**
- iii. Minimum nights per rental.**
- iv. Maximum number of rental nights per year, or**
- v. Parking standards and other site design considerations.**

**.9 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.**



**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**.10** Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Parking Space Schedule for Nonresidential Uses**

<b>Zoning Districts or Uses</b>	<b>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</b>
Bed and Breakfast Inn	<del>One space for owner/operator and one for each guest bedroom (No maximum number of parking spaces.)</del>

**Zoning Case 2024-008 Draft Standards – Option 1**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning**

RECOMMENDATION	NUMBER
Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.	Z1
STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.	Z2
Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.	Z3
A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.  <u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.	Z4
City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.	Z5
Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners. <i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i>  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year.	Z6
Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.	Z7
Address onsite parking requirements as part of a larger analysis of street parking issues citywide.  <u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.	Z8
It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.	Z9

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

To see the differences between the three options,  
see the highlights on the non-striketrough-underlined copies.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political, religious,~~ or social purposes.

**~~Bed and Breakfast Inn~~**

~~An owner (or operator) occupied residence with up to 5 bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.~~

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR (Single Room)**

A Short-term Rental with Live-in Management and one room available for no more than two adult overnight guests, plus any minor children. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Live-in Management STR (Multiple Rooms)**

A Short-term Rental with Live-in Management and more than one room available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR (Single Room) or Live-in Management STR (Multiple Rooms).

## Zoning Case 2024-008 Draft Standards – Option 2

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

### **Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, and home occupations, ~~and bed and breakfast inns,~~ nonresidential uses are not permitted within that property.

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z9

Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

RESIDENTIAL ZONING DISTRICTS																	
Use Type	Use Category	A - Agricultural	ED - Estate Development	SF-20 - Single-Family Residence-20	SF-9 - Single-Family Residence-9	SF-7 - Single-Family Residence-7	SF-6 - Single-Family Residence-6	UR - Urban Residential	PH - Patio Home	SF-A - Single-Family Attached	2F - Two-Family (Duplex)	GR - General Residential	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	MH - Mobile Home	RCD - Residential Community Design
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms) Bed and Breakfast Inn	Primary Res. Service	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z2

Z9

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	LC - Light Commercial	CC - Corridor Commercial	UMU - Urban Mixed-Use	BG - Downtown Business/Government	CB-1 - Central Business-1	CE - Commercial Employment	RC - Regional Commercial	RE - Regional Employment	RT - Research/Technology	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	NBD - Neighborhood Business Design
Live-in Management STR (Single Room)	Primary Res.	56	56	56	56	56	56	56	56	56	56	56	56	56	56	56
Live-in Management STR (Multiple Rooms) Bed and Breakfast Inn	Primary Res. Service	56	56	56	56	56	56	P 56	56	56	20 56	20 56	20 56	56	56	P 56
Off-site Management STR	Primary Res.	56	56	56	56	56	56	56	56	56	20 56	20 56	20 56	56	56	56

Z1

Z2

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

Number	End Note
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
<u>56</u>	<u>See Sec 15.2300.</u>

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

**Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.**

**~~.4 Interim Prohibition on Short-Term Rental of Dwelling Units~~**

- ~~A. The purpose of this interim provision is to prohibit the establishment of new short term rentals of dwelling units while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~B. A Short-term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of short-term rental does not include Temporary Accessory Housing Shelter and Bed and Breakfast Inn.~~
- ~~C. Subject to Article 7 on Nonconformity, short term rentals are prohibited in dwelling units. For purposes of this subsection only, nonconforming uses include those with investment backed expectations as of May 15, 2023.~~
- ~~D. This subsection, 14.500.4, expires in its entirety on May 15, 2024.~~

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1 All Live-in Management STR (Single Room), Live-in Management STR (Multiple Rooms), and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2 All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3 Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A. Independent Living Facility
  - B. Live-Work (Business Loft)
  - C. Mid-Rise Residential
  - D. Multifamily Residence
  - E. Single-Family Residence (Attached)
  - F. Single-Family Residence (Detached)
  - G. Studio Residence

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**H. Two-Family Residence****I. Two-Family Residence (Attached)****.4 Live-in Management STR (Single Room)****A. Live-in Management STR (Single Room) uses are permitted in a dwelling unit in:**

- i. A Heritage Resource Overlay District (“H” or “HD”).**
- ii. Any nonresidential zoning district except O-1.**
- iii. Multifamily Residences, consistent with Section 15.2300.7, or**
- iv. Elsewhere, when at least 600 feet away from another Short-term Rental, as measured in a straight line from property line to property line. Additional Live-in Management STR (Single Room) uses may be permitted with approval of a specific use permit, consistent with Section 15.2300.8.**

**.5 Live-in Management STR (Multiple Rooms)****A. Live-in Management STR (Multiple Rooms) uses are permitted in a dwelling unit in:**

- i. A Heritage Resource Overlay District (“H” or “HD”).**
- ii. Any nonresidential zoning district except O-1.**
- iii. Multifamily Residences, consistent with Section 15.2300.7, or**
- iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.8.**

**.6 Off-site Management STR****A. An Off-site Management STR may not provide rentals of less than two nights.****B. Off-site Management STR uses are permitted in a dwelling unit in:**

- i. Any nonresidential zoning district except O-1, or**
- ii. Multifamily Residences, consistent with Section 15.2300.7.**

**.7 Multifamily Residence properties:**

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.8.

**.8 Specific Use Permits for Short-term Rentals****A. Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:**

- i. Locations of other STRs,**



**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

- ii. Maximum number of occupants.
  - iii. Minimum nights per rental.
  - iv. Maximum number of rental nights per year, or
  - v. Parking standards and other site design considerations.
- .9 A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.
- .10 Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Parking Space Schedule for Nonresidential Uses**

<b>Zoning Districts or Uses</b>	<b>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</b>
Bed and Breakfast Inn	<del>One space for owner/operator and one for each guest bedroom (No maximum number of parking spaces.)</del>

**Zoning Case 2024-008 Draft Standards – Option 2**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

**Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning**

RECOMMENDATION	NUMBER
Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.	Z1
STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.	Z2
Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.	Z3
A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.  <u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.	Z4
City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.	Z5
Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners. <i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i>  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year.	Z6
Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR (Single or Multiple Rooms) is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.	Z7
Address onsite parking requirements as part of a larger analysis of street parking issues citywide.  <u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.	Z8
It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.	Z9

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~striketrough~~ text.

Note: The green circles below denote which Short-term Rental Task Force Recommendation the proposed amendments are intended to implement.  
See the key and recommendations on the last page.

To see the differences between the three options,  
see the highlights on the non-striketrough-underlined copies.

**PROPOSED AMENDMENTS**

Z4

Z5

Z9

**Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:**

**Amusement, Commercial (Indoor)**

Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors.

**Assembly Hall**

A building or portion of a building in which facilities are provided for civic, educational, ~~political, religious,~~ or social purposes.

**~~Bed and Breakfast Inn~~**

~~An owner (or operator) occupied residence with up to 5 bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services.~~

**Boarding/Rooming House (Single-Room Occupancy)**

A residence or dwelling, excluding hotels and household care facilities, wherein three 3 or more rooms are individually rented either by written or oral agreement for 30 days or more.

**Live-in Management**

In relationship to a Short-term Rental, Live-in Management means the operator identified on the short-term rental registration stays in the dwelling overnight whenever guests are present at the Short-term Rental. The property owner may act as the operator.

**Live-in Management STR**

A Short-term Rental with Live-in Management and one or more rooms available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit.

**Off-site Management STR**

A Short-term Rental available for overnight guests excluding those qualified as Live-in Management STR.

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**Short-term Rental (STR)**

Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR and Off-site Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter.

Z5

**Amend Subpart B.i of Part B (Residential Requirements) of Section 16.1600.10 (Additional Requirements and Restrictions) of Section 16.1600 (NBD, Neighborhood Business Design District) of Article 10 (Nonresidential Districts), such subpart to read in its entirety as follows:**

- i. Once a property is developed for residential purposes within the NBD district, with the exception of live-work (business loft) units, and home occupations, ~~and bed and breakfast inns,~~ nonresidential uses are not permitted within that property.

Z1

Z9

**Amend Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:**

RESIDENTIAL ZONING DISTRICTS																	
Use Type	Use Category	A - Agricultural	ED - Estate Development	SF-20 - Single-Family Residence-20	SF-9 - Single-Family Residence-9	SF-7 - Single-Family Residence-7	SF-6 - Single-Family Residence-6	UR - Urban Residential	PH - Patio Home	SF-A - Single-Family Attached	2F - Two-Family (Duplex)	GR - General Residential	MF-1 - Multifamily-1	MF-2 - Multifamily-2	MF-3 - Multifamily-3	MH - Mobile Home	RCD - Residential Community Design
<u>Live-in Management STR</u> <u>Bed and Breakfast Inn</u>	<u>Primary Res. Service</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>
<u>Off-site Management STR</u>	<u>Primary Res.</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

Z2

Z9

Amend Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), such portions of the section to read as follows:

NONRESIDENTIAL ZONING DISTRICTS																
Use Type	Use Category	O-1 - Neighborhood Office	O-2 - General Office	R - Retail	LC - Light Commercial	CC - Corridor Commercial	UMU - Urban Mixed-Use	BG - Downtown Business/Government	CB-1 - Central Business-1	CE - Commercial Employment	RC - Regional Commercial	RE - Regional Employment	RT - Research/Technology	LI-1 - Light Industrial-1	LI-2 - Light Industrial-2	NBD - Neighborhood Business Design
<u>Live-in Management STR</u> <u>Bed and Breakfast Inn</u>	<u>Primary Res. Service</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>20</u> <u>56</u>	<u>20</u> <u>56</u>	<u>20</u> <u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>
<u>Off-site Management STR</u>	<u>Primary Res.</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>	<u>20</u> <u>56</u>	<u>20</u> <u>56</u>	<u>20</u> <u>56</u>	<u>56</u>	<u>56</u>	<u>56</u>

Z1

Z2

Amend Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications), such note to read as follows:

Number	End Note
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
<u>56</u>	<u>See Sec 15.2300.</u>

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

Z1

**Amend Subsection 14.500.4 (Interim Prohibition on Short-Term Rental of Dwelling Units) of Section 14.500 (Prohibited Uses) of Article 14 (Allowed Uses and Use Classifications), such subsection to be deleted in its entirety.**

**~~.4 Interim Prohibition on Short-Term Rental of Dwelling Units~~**

- ~~A. The purpose of this interim provision is to prohibit the establishment of new short term rentals of dwelling units while the City conducts public outreach, collects data, and analyzes information to determine permanent recommendations, due to community concerns about health and safety.~~
- ~~B. A Short term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of short term rental does not include Temporary Accessory Housing Shelter and Bed and Breakfast Inn.~~
- ~~C. Subject to Article 7 on Nonconformity, short term rentals are prohibited in dwelling units. For purposes of this subsection only, nonconforming uses include those with investment backed expectations as of May 15, 2023.~~
- ~~D. This subsection, 14.500.4, expires in its entirety on May 15, 2024.~~

Z1

Z2

Z3

Z6

Z7

Z9

**Amend Article 15 (Use-Specific Regulations), such additional section to read in its entirety as follows:**

**15.2300 Short-term Rentals**

- .1** All Live-in Management STR and Off-site Management STR uses are Short-term Rentals and must register as a Short-term Rental in compliance with the Code of Ordinances. The following requirements apply to all Short-term Rentals except where individually referenced.
- .2** All Short-term Rentals must comply with the adopted City of Plano Property Maintenance Code, as amended.
- .3** Short-term Rentals may only occur in a dwelling unit. When permitted by this section, all Short-term Rentals are only allowed as a function of the following uses, where legally constructed:
  - A.** Independent Living Facility
  - B.** Live-Work (Business Loft)
  - C.** Mid-Rise Residential
  - D.** Multifamily Residence
  - E.** Single-Family Residence (Attached)
  - F.** Single-Family Residence (Detached)
  - G.** Studio Residence

**Zoning Case 2024-008 Draft Standards – Option 3**

Additions are indicated in underlined text; deletions are indicated in ~~strike through~~ text.

**H.** Two-Family Residence

**I.** Two-Family Residence (Attached)

**.4** Live-in Management STR

**A.** Live-in Management STR uses are permitted in a dwelling unit in:

- i. A Heritage Resource Overlay District (“H” or “HD”),
- ii. Any nonresidential zoning district except O-1,
- iii. Multifamily Residences, consistent with Section 15.2300.6, or
- iv. Elsewhere, when a specific use permit is granted consistent with Section 15.2300.7.

**.5** Off-site Management STR

**A.** An Off-site Management STR may not provide rentals of less than two nights.

**B.** Off-site Management STR uses are permitted in a dwelling unit in:

- i. Any nonresidential zoning district except O-1, or
- ii. Multifamily Residences, consistent with Section 15.2300.6.

**.6** Multifamily Residence properties:

Where not otherwise permitted, where there is property management on the Multifamily Residence but not necessarily within the individual dwelling units, up to one unit or 5% of the dwelling units on the property, whichever is greater, can be Short-term Rentals. A higher percentage of STRs may be permitted with approval of a specific use permit consistent with Section 15.2300.7.

**.7** Specific Use Permits for Short-term Rentals

**A.** Consistent with Section 6.100, additional development standards may be imposed, including, but not limited to:

- i. Locations of other STRs,
- ii. Maximum number of occupants,
- iii. Minimum nights per rental,
- iv. Maximum number of rental nights per year, or
- v. Parking standards and other site design considerations.

**.8** A Backyard Cottage and the main dwelling unit on the same lot are considered a single residence for the purpose of determining the subtype of Short-term Rental. The Backyard Cottage and main dwelling unit cannot be rented as two separate Off-site Management STR uses.

**.9** Except where permitted under the provisions herein, Short-term Rentals existing in all districts as of May 15, 2023, are nonconforming, unless the status is lost pursuant to Article 7. For purposes of this section only, nonconforming uses include those with investment-backed expectations as of May 15, 2023.

**Zoning Case 2024-008 Draft Standards – Option 3**

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Z5

Z8

**Amend Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), to delete the Bed and Breakfast Inn use from the Parking Space Schedule for Nonresidential Uses in all Districts.**

**Parking Space Schedule for Nonresidential Uses**

<b>Zoning Districts or Uses</b>	<b>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</b>
Bed and Breakfast Inn	<del>One space for owner/operator and one for each guest bedroom (No maximum number of parking spaces.)</del>






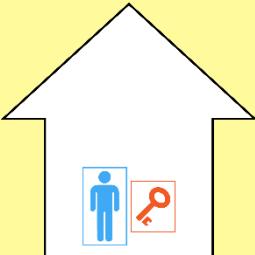
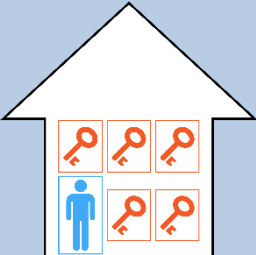
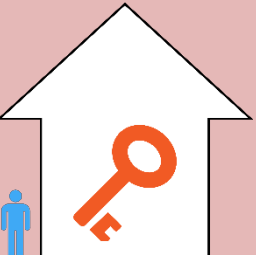
**Zoning Case 2024-008 Draft Standards – Option 3**

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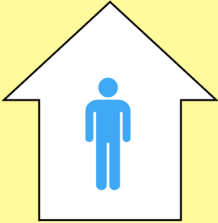

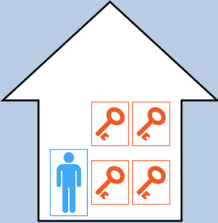

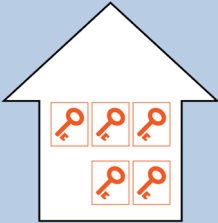

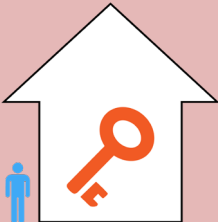






**Short-term Rental Task Force Recommendations for  
Regulations That Affect Land Use and Zoning**

RECOMMENDATION	NUMBER
Prior to lifting the current interim ban on STRs, City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance to identify districts or locations where new STRs may be appropriate or inappropriate.	Z1
STRs may be permitted anywhere a hotel is allowed in commercial, mixed-use, and transit-oriented development areas.	Z2
Limit the maximum density of new STRs in a specified area (limiting the total number of STRs in a given neighborhood or area), as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, a density analysis of STRs will be presented to help inform their decisions.	Z3
A property must not be used for "commercial amusement" purposes (such as a party with a cover charge) unless permitted by zoning, and it has a Certificate of Occupancy from the City for the use.  <u>Staff note:</u> Any Commercial Amusement uses today must meet this standard. The definition for Indoor Commercial Amusement is proposed to be updated.	Z4
City Council, through the Planning & Zoning Commission, should update the Zoning Ordinance definitions that may relate to STRs for uses such as, but not limited to, Assembly Hall, Commercial Amusement (Indoor and Outdoor), Bed and Breakfast Inn, Rooming/Boarding House.	Z5
Limit operation of some new STRs to a maximum number of rental nights per year, as a newly-defined use to provide flexibility for property owners. <i>(Note: No across-the-board maximum is recommended. However, the Task Force is recommending maximum stays per year may be a useful tool as a distinct land use to consider in reviewing zoning regulations. This option may be useful as part of a coordinated zoning effort to tailor solutions for different circumstances and areas of the City.)</i>  <u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a maximum number of rental nights per year.	Z6
Require that STR stays must be for a minimum number of nights in certain areas or districts, as a tool to refine zoning.  <u>Staff note:</u> When a specific use permit for a Live-in Management STR is considered by the Commission and Council, they may consider restricting the STR to a minimum number of nights per booking.	Z7
Address onsite parking requirements as part of a larger analysis of street parking issues citywide.  <u>Staff note:</u> Due to the scope and timeframe to implement such an analysis, it is recommended that it be conducted as a project separate from the other recommendations.	Z8
It is appropriate to have some different regulatory standards for STRs with live-in management because they have less impact on the community fabric.	Z9

Attachment B  
Matrix of Proposed Land Uses and Location Allowances

Short-term Residential Rentals				Long-term Residential Rentals		Commercial Rentals
	Live-in Management STR (Single Room)	Live-in Management STR (Multiple Rooms)	Off-site Management STR	Standard Rental Unit (Single-family or Multifamily)	Boarding/ Rooming House (Single-Room Occupancy)	Hotel/Motel
 Host  Full unit available  Individual room available						
STR Registration Required?	Yes	Yes	Yes	No		
Building Design	Residence	Residence	Residence	Residence		Service
Management	Live-in	Live-in	Off-site	Live-in or off-site		
Length of Stay (days)	1-29	1-29	2-29	30 or more		1 or more
Rooms or Full Unit Available?	1 individual room	Individual room(s)	Full unit	1-2 individual rooms, or full unit	3 or more individual rooms	4 or more individual rooms
Allowed	Option 1	Permitted in any residence with limit of 2 adults (plus minor children): <ul style="list-style-type: none"><li>Citywide</li></ul>	Permitted in any residence in: <ul style="list-style-type: none"><li>Most nonresidential zoning districts,</li><li>Heritage properties, or</li><li>Some multifamily</li></ul> In all other residences, permitted by SUP.	Permitted in any residence in: <ul style="list-style-type: none"><li>Most nonresidential zoning districts,</li><li>Heritage properties, or</li><li>Some multifamily</li></ul>	Where permitted by zoning	
	Option 2	Permitted in any residence with limit of 2 adults (plus minor children) in: <ul style="list-style-type: none"><li>Most nonresidential zoning districts,</li><li>Heritage properties,</li><li>Some multifamily, or</li><li>Elsewhere, when 600+ feet from another STR of any type.</li></ul> In all other residences, permitted by SUP.				
	Option 3	Permitted in any residence in: <ul style="list-style-type: none"><li>Most nonresidential zoning districts,</li><li>Heritage properties, or</li><li>Some multifamily.</li></ul> In all other residences, permitted by SUP.				

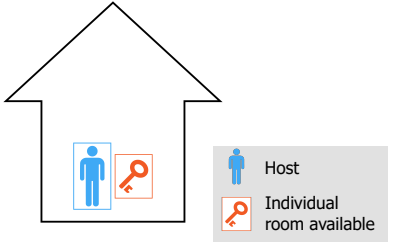
## Backyard Cottages and Proposed Short-term Rental Types

Who stays in the Main Home?	Who stays in the Backyard Cottage?	Short-term Rental Type
 <p>Host lives in Main Home</p>	 <p>Backyard Cottage has only one room and is rented as an STR</p>	<b>Live-in Management STR (Single Room)</b>
 <p>Host lives in Main Home and rents one or more rooms as STRs in Main Home</p>	 <p>Backyard Cottage is also rented as an STR</p>	<b>Live-in Management STR (Multiple Rooms)</b>
 <p>One or more rooms are rented in Main Home as STRs</p>	 <p>Host lives in Backyard Cottage</p>	
 <p>Main Home is rented as an STR (Host lives off-site)</p>	 <p>Backyard Cottage is included with the rental of the Main Home</p>	<b>Off-site Management STR</b>
 <p>Main Home is rented as an STR (Host lives off-site)</p>	 <p>Backyard Cottage is rented as an STR (Host lives off-site)</p>	<b>Not Permitted (Two separate Off-site Management STRs)</b> Both Main Home and Backyard Cottage are not permitted to be rented as STRs
 <p>Host</p>	 <p>Full Unit Available</p>	 <p>Individual Room Available</p>



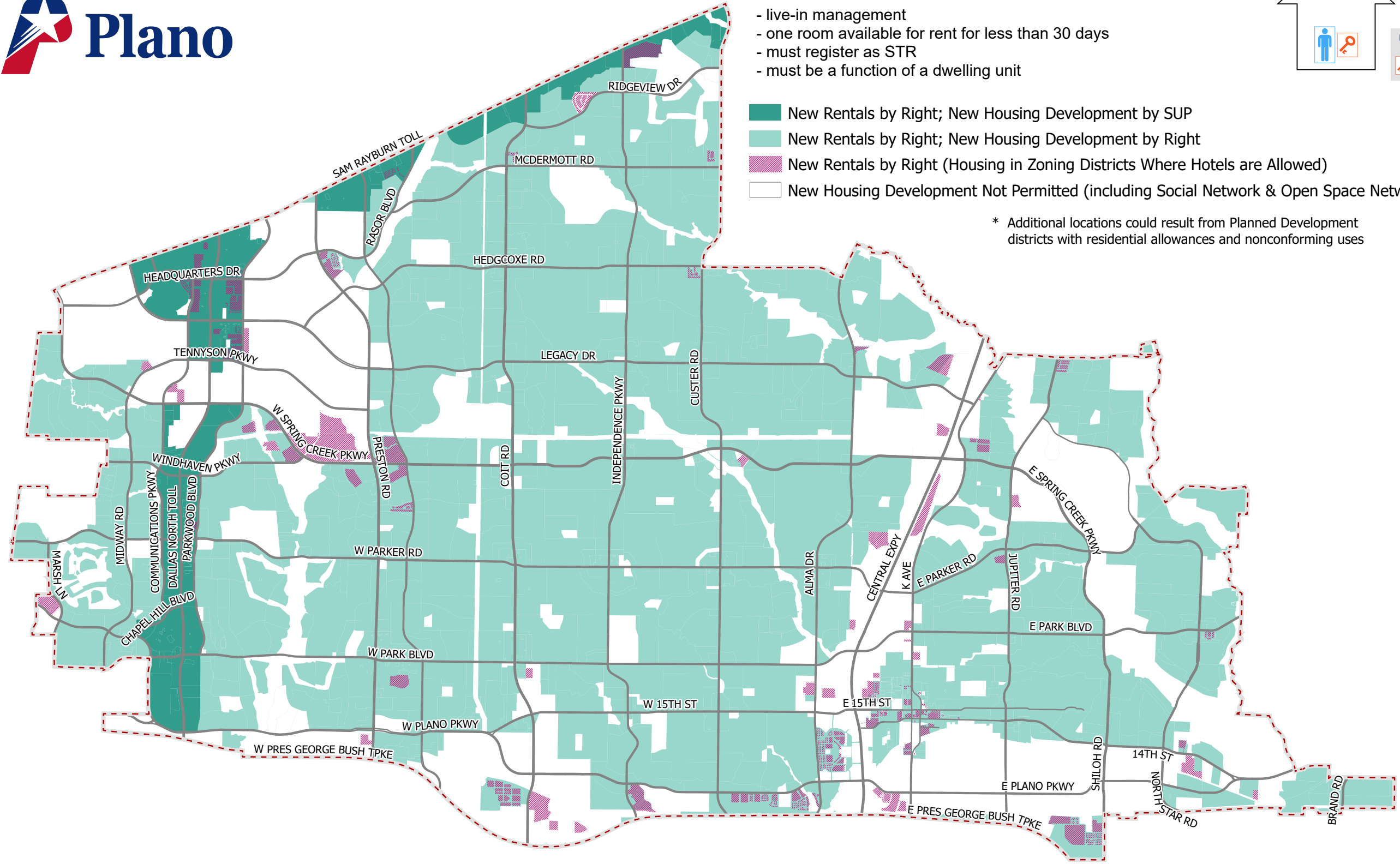
# Option 1 Live-in Management STR (Single Room) Map\*

- live-in management
- one room available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



0 1/2 1 2 Miles

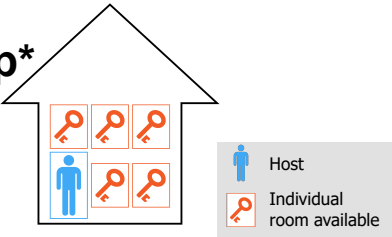
Categories are Tentative and Subject to Change





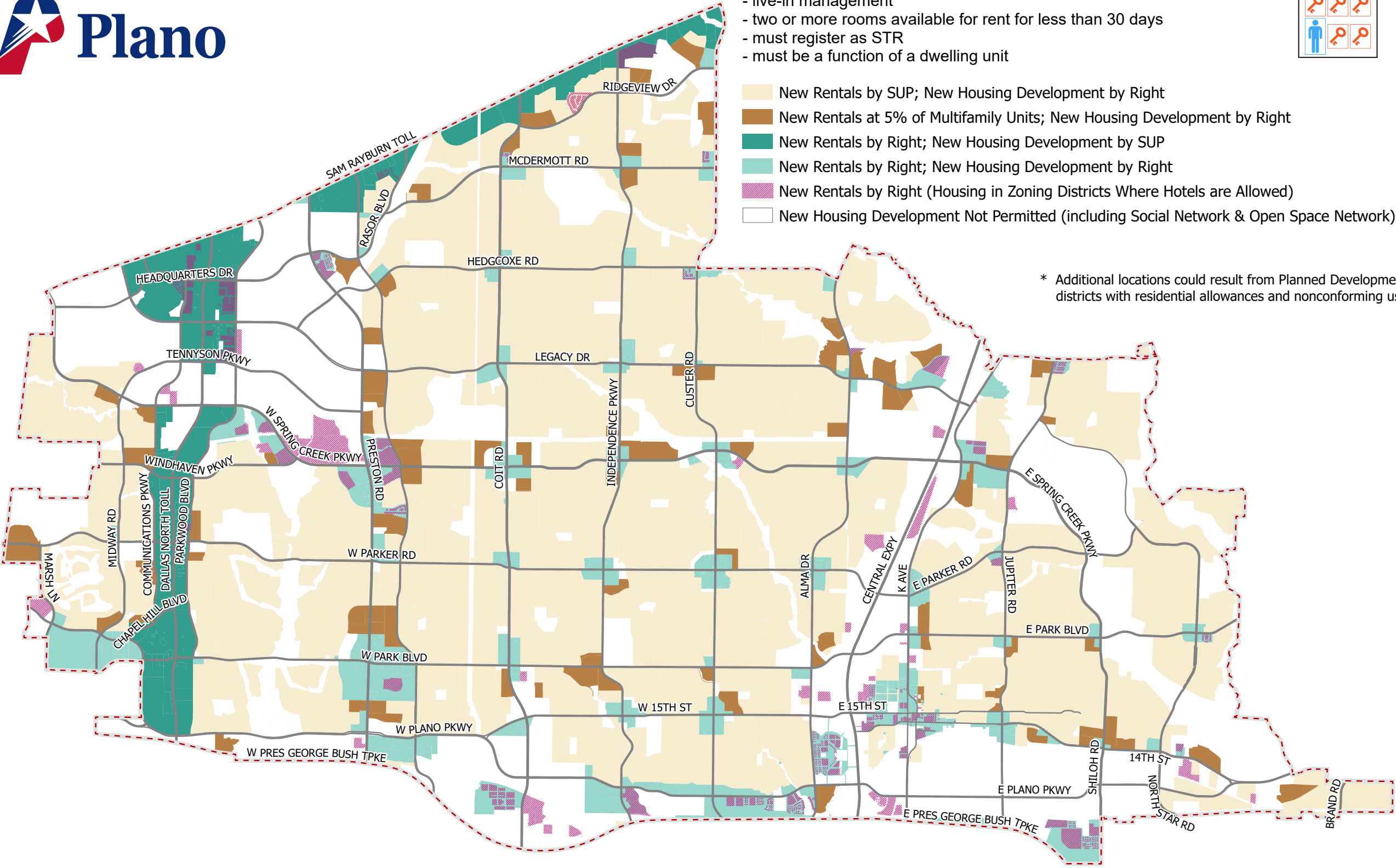
**Options 1 & 2**  
**Live-in Management STR (Multiple Rooms) Map\***

- live-in management
- two or more rooms available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**

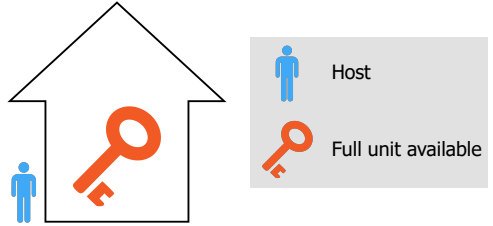






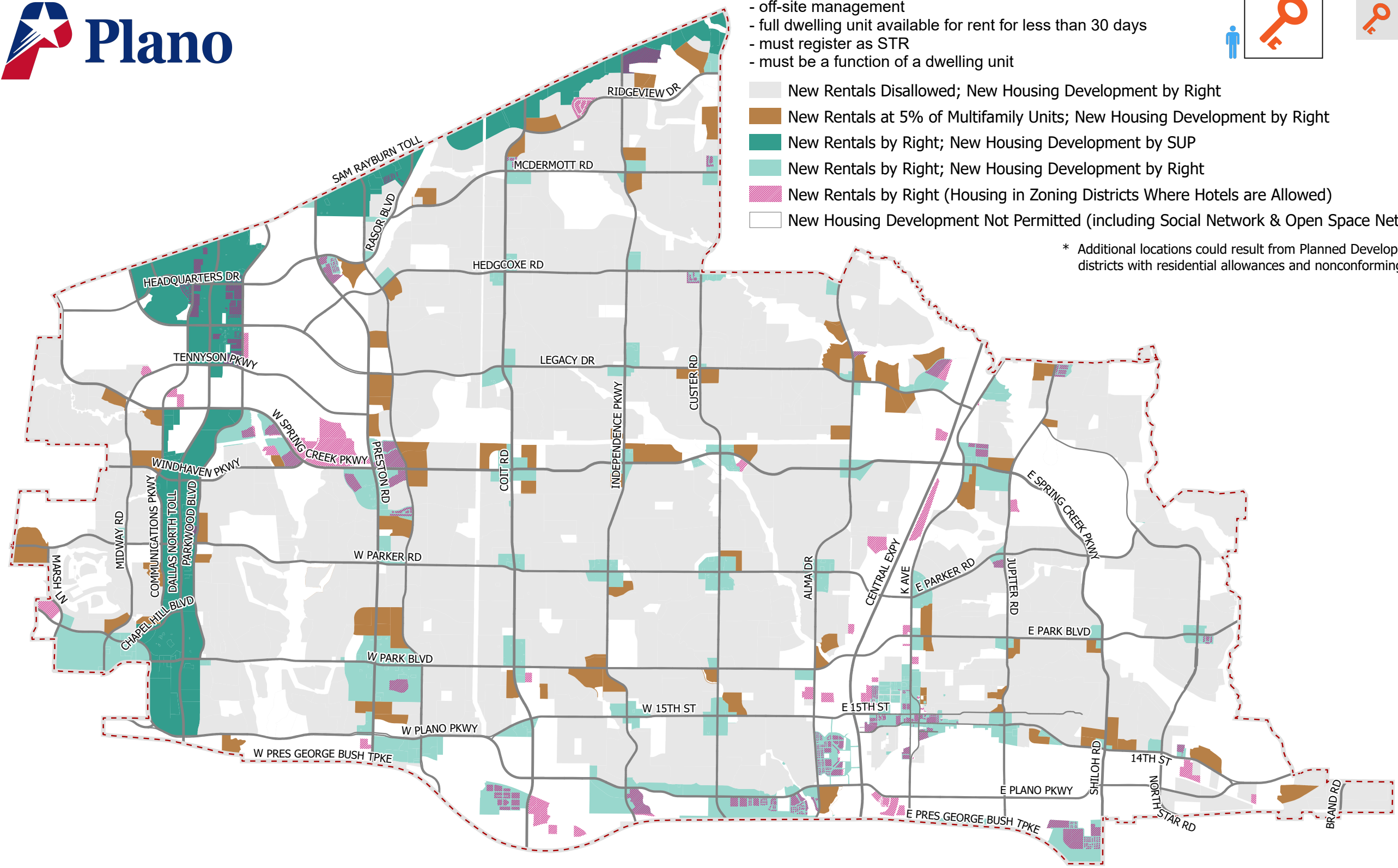
**Options 1, 2 & 3  
Off-site Management STR Map\***

- off-site management
- full dwelling unit available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals Disallowed; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**





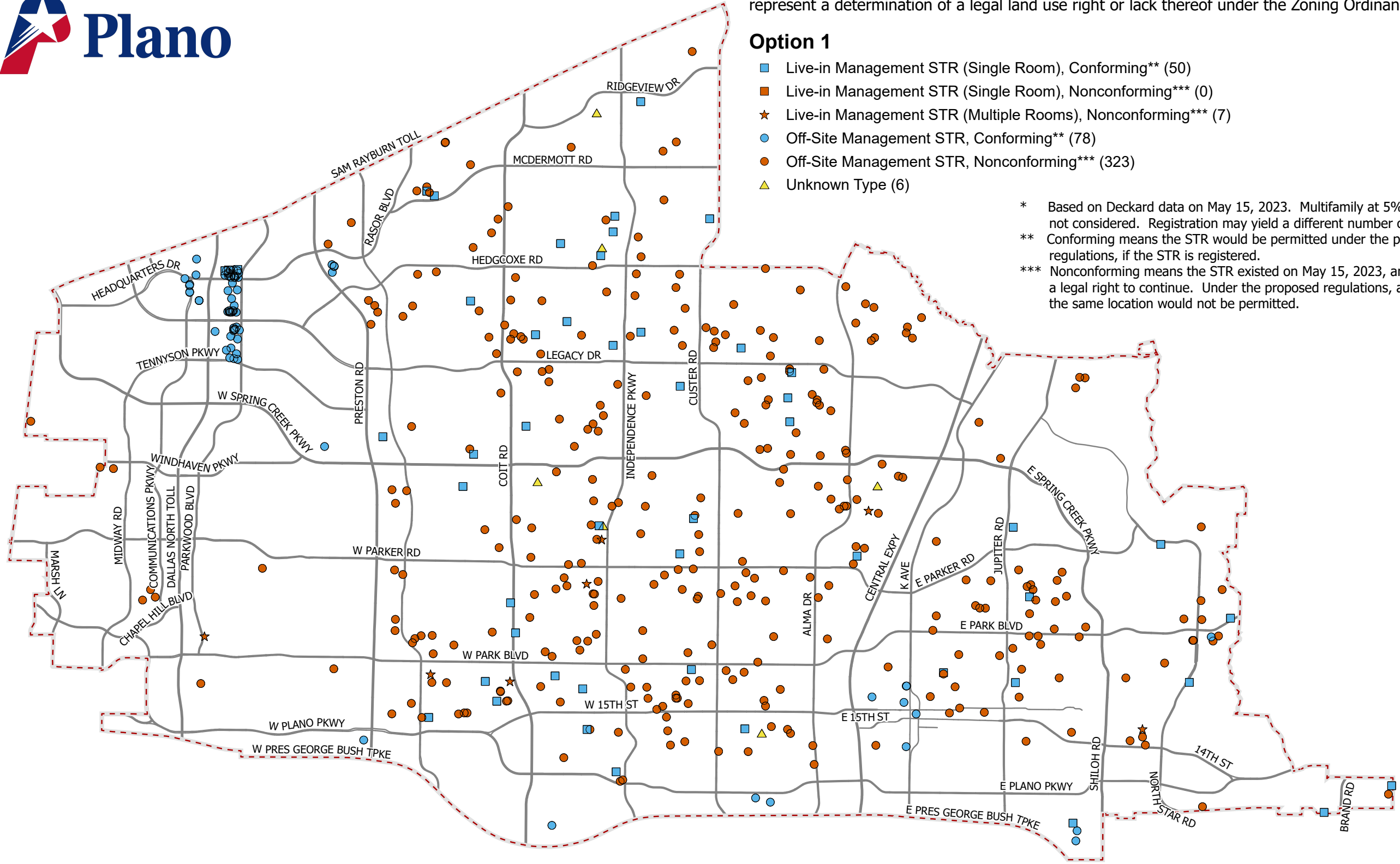
**Existing Short-term Rentals by Use Type and Conformity Status\***

The determination of conformity status is an assumption based on Deckard data and does not represent a determination of a legal land use right or lack thereof under the Zoning Ordinance.

**Option 1**

- Live-in Management STR (Single Room), Conforming\*\* (50)
- Live-in Management STR (Single Room), Nonconforming\*\*\* (0)
- ★ Live-in Management STR (Multiple Rooms), Nonconforming\*\*\* (7)
- Off-Site Management STR, Conforming\*\* (78)
- Off-Site Management STR, Nonconforming\*\*\* (323)
- ▲ Unknown Type (6)

\* Based on Deckard data on May 15, 2023. Multifamily at 5% of units are not considered. Registration may yield a different number of STRs.  
\*\* Conforming means the STR would be permitted under the proposed regulations, if the STR is registered.  
\*\*\* Nonconforming means the STR existed on May 15, 2023, and may have a legal right to continue. Under the proposed regulations, a new use in the same location would not be permitted.



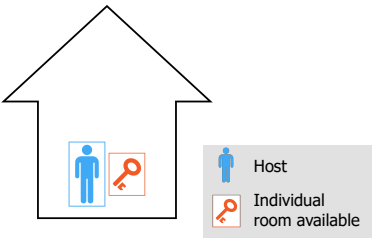
**Categories are Tentative and Subject to Change**





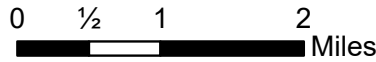
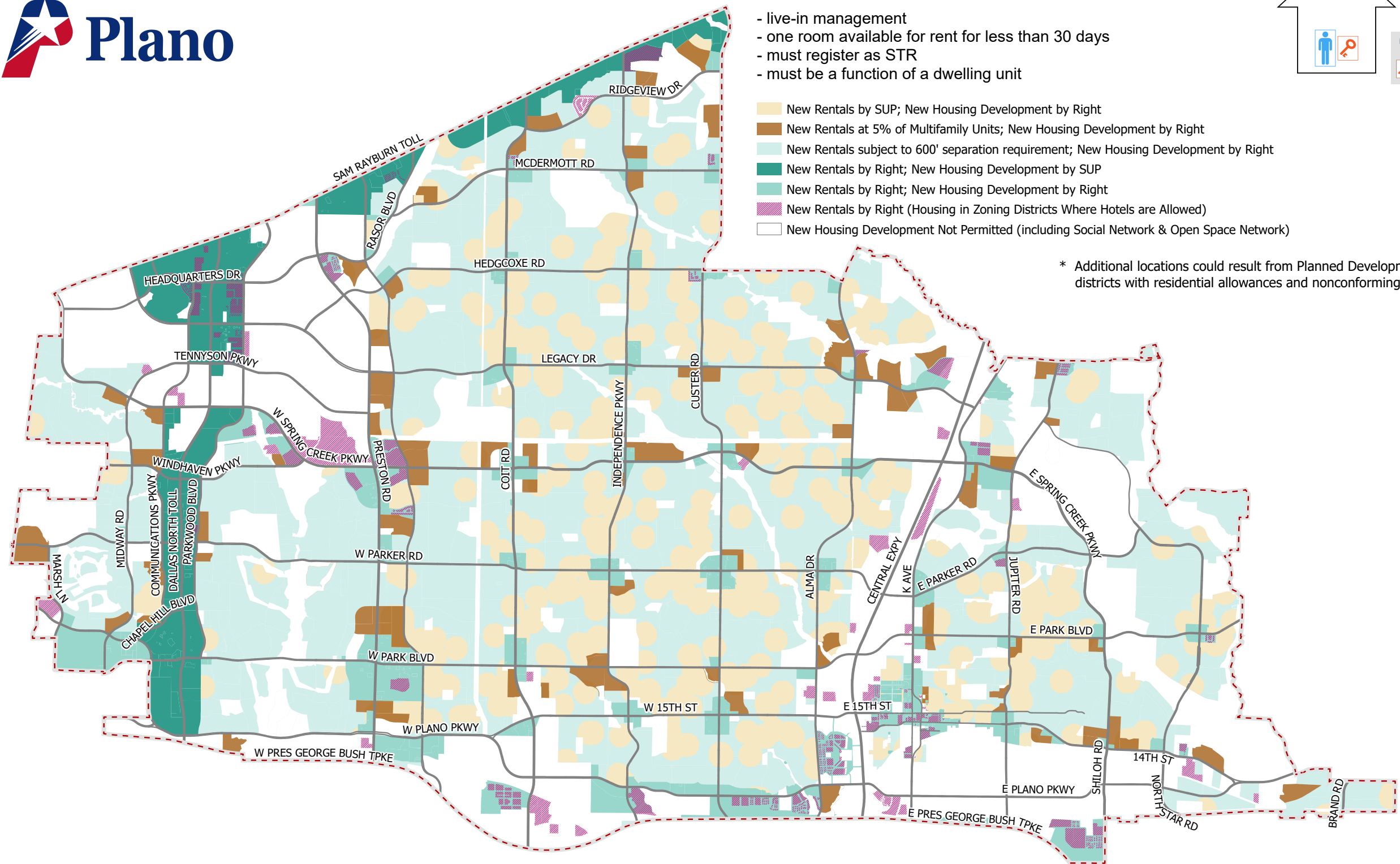
**Option 2  
Live-in Management STR (Single Room) Map\***

- live-in management
- one room available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals subject to 600' separation requirement; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**

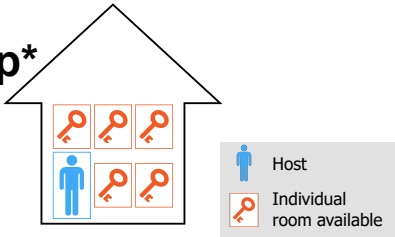






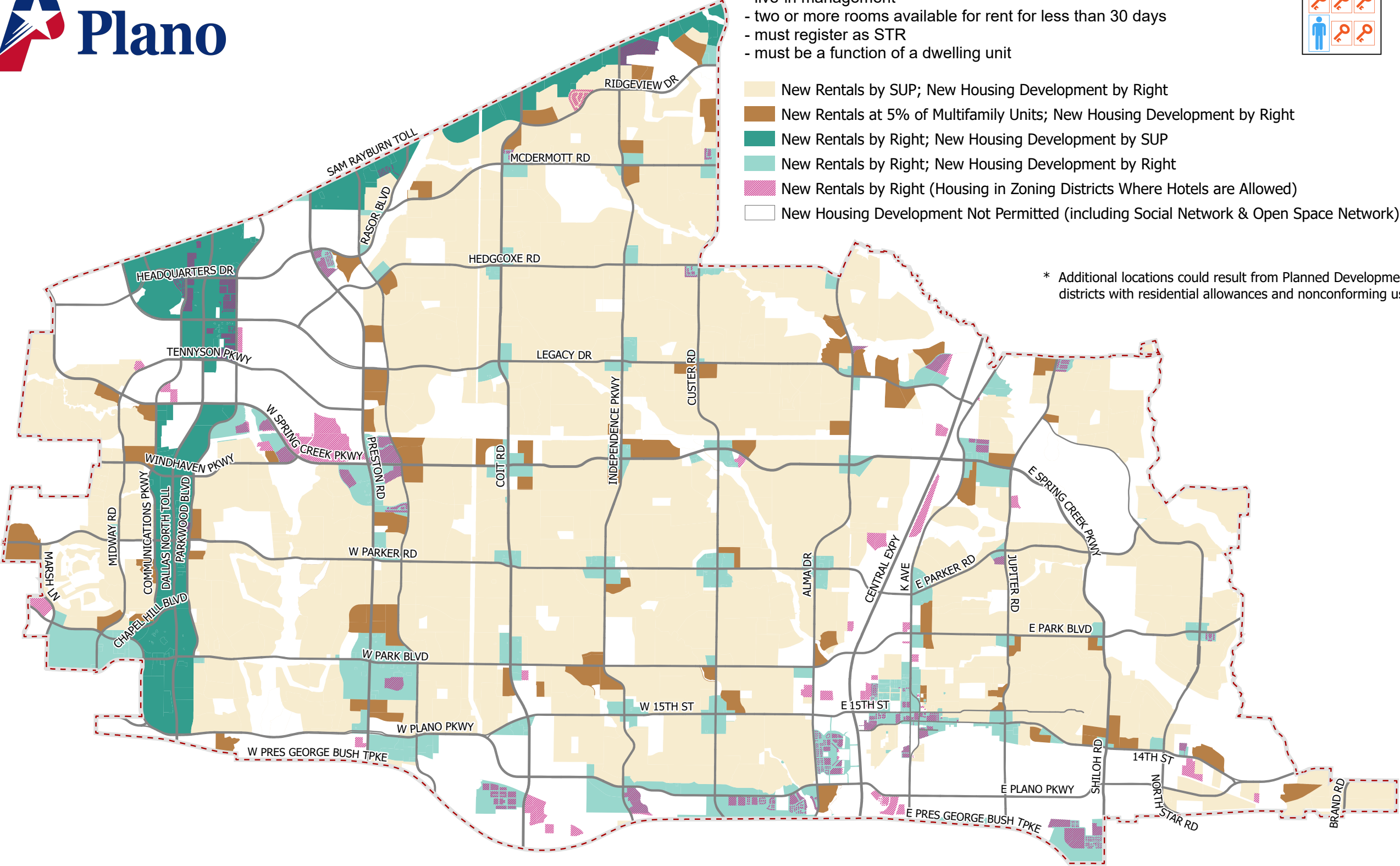
**Options 1 & 2**  
**Live-in Management STR (Multiple Rooms) Map\***

- live-in management
- two or more rooms available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



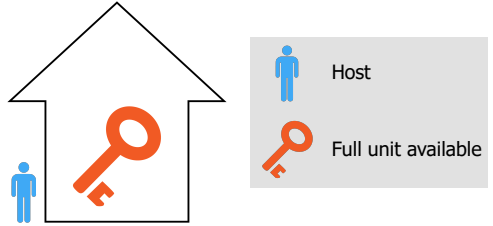
**Categories are Tentative and Subject to Change**





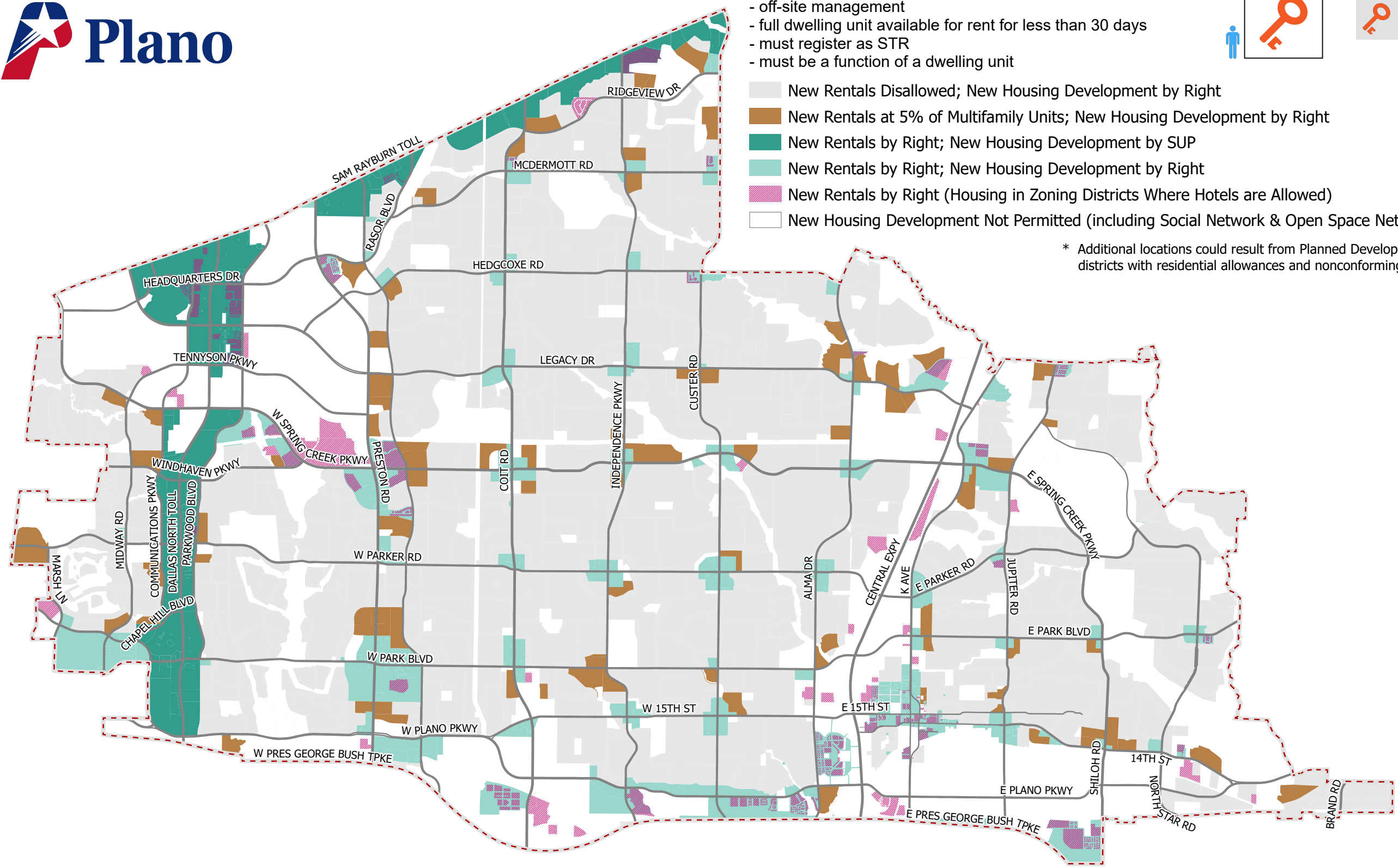
**Options 1, 2 & 3  
Off-site Management STR Map\***

- off-site management
- full dwelling unit available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals Disallowed; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**





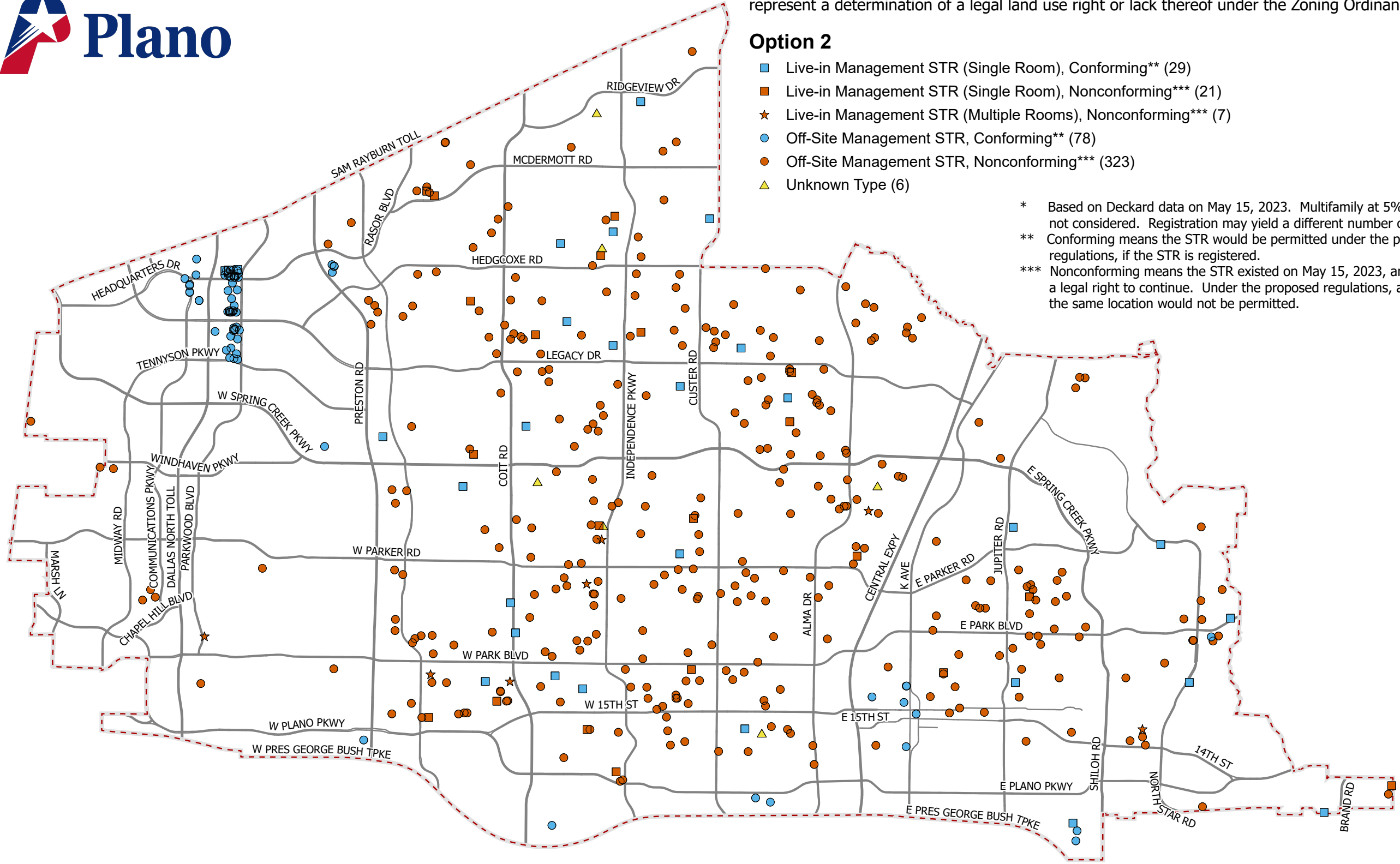
Existing Short-term Rentals by Use Type and Conformity Status\*

The determination of conformity status is an assumption based on Deckard data and does not represent a determination of a legal land use right or lack thereof under the Zoning Ordinance.

Option 2

- Live-in Management STR (Single Room), Conforming\*\* (29)
- Live-in Management STR (Single Room), Nonconforming\*\*\* (21)
- ★ Live-in Management STR (Multiple Rooms), Nonconforming\*\*\* (7)
- Off-Site Management STR, Conforming\*\* (78)
- Off-Site Management STR, Nonconforming\*\*\* (323)
- ▲ Unknown Type (6)

\* Based on Deckard data on May 15, 2023. Multifamily at 5% of units are not considered. Registration may yield a different number of STRs.  
\*\* Conforming means the STR would be permitted under the proposed regulations, if the STR is registered.  
\*\*\* Nonconforming means the STR existed on May 15, 2023, and may have a legal right to continue. Under the proposed regulations, a new use in the same location would not be permitted.



0 1/2 1 2 Miles

Categories are Tentative and Subject to Change

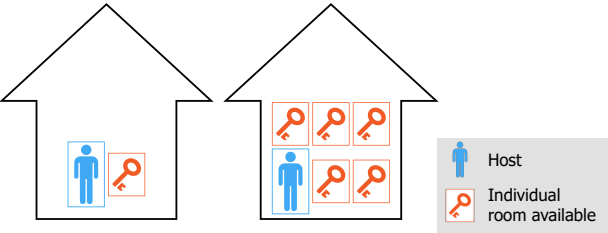






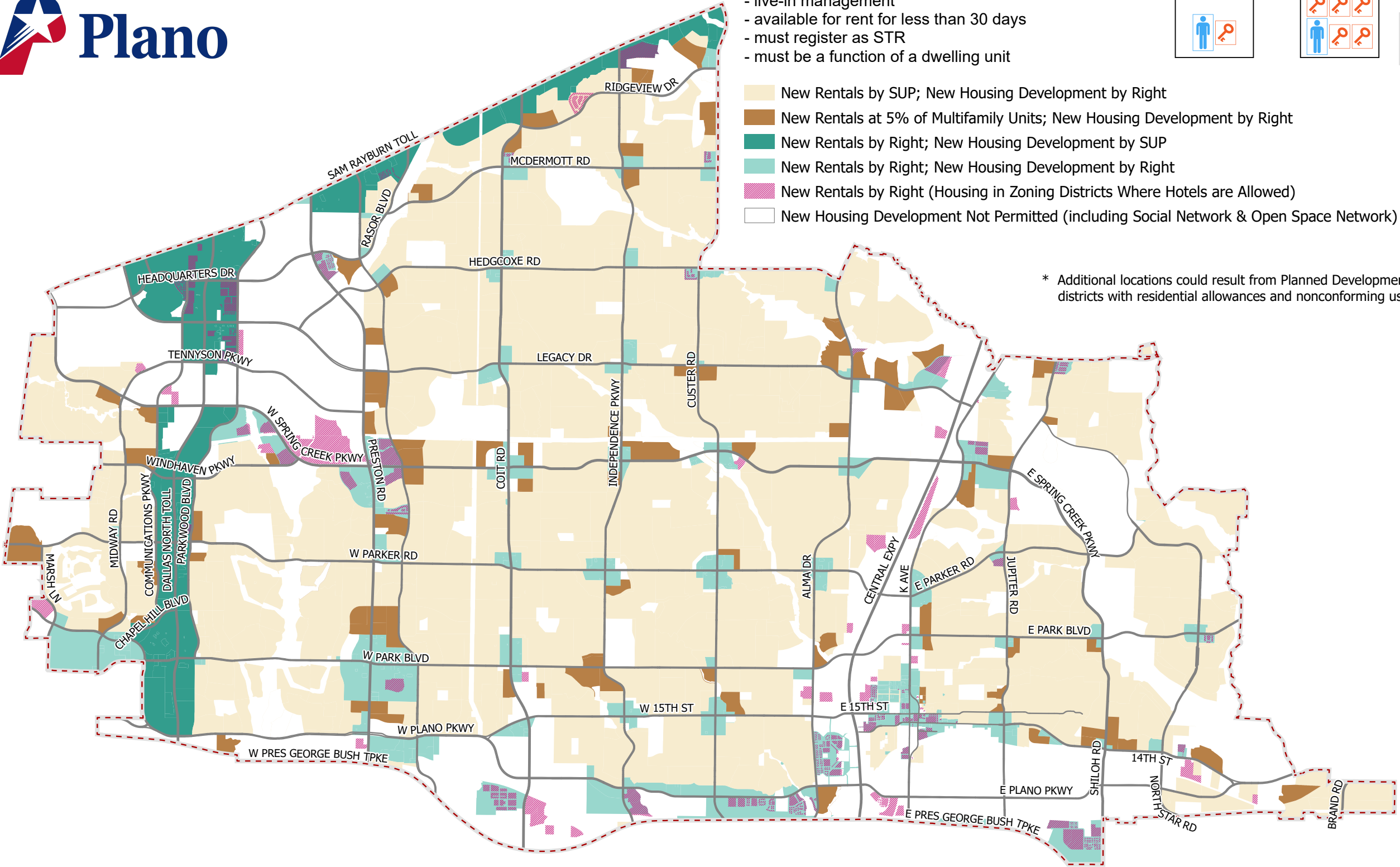
**Option 3  
Live-in Management STR Map\***

- live-in management
- available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals by SUP; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**

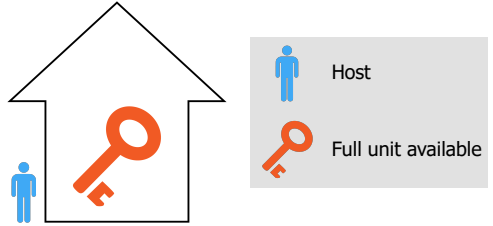


Date: 3/29/2024



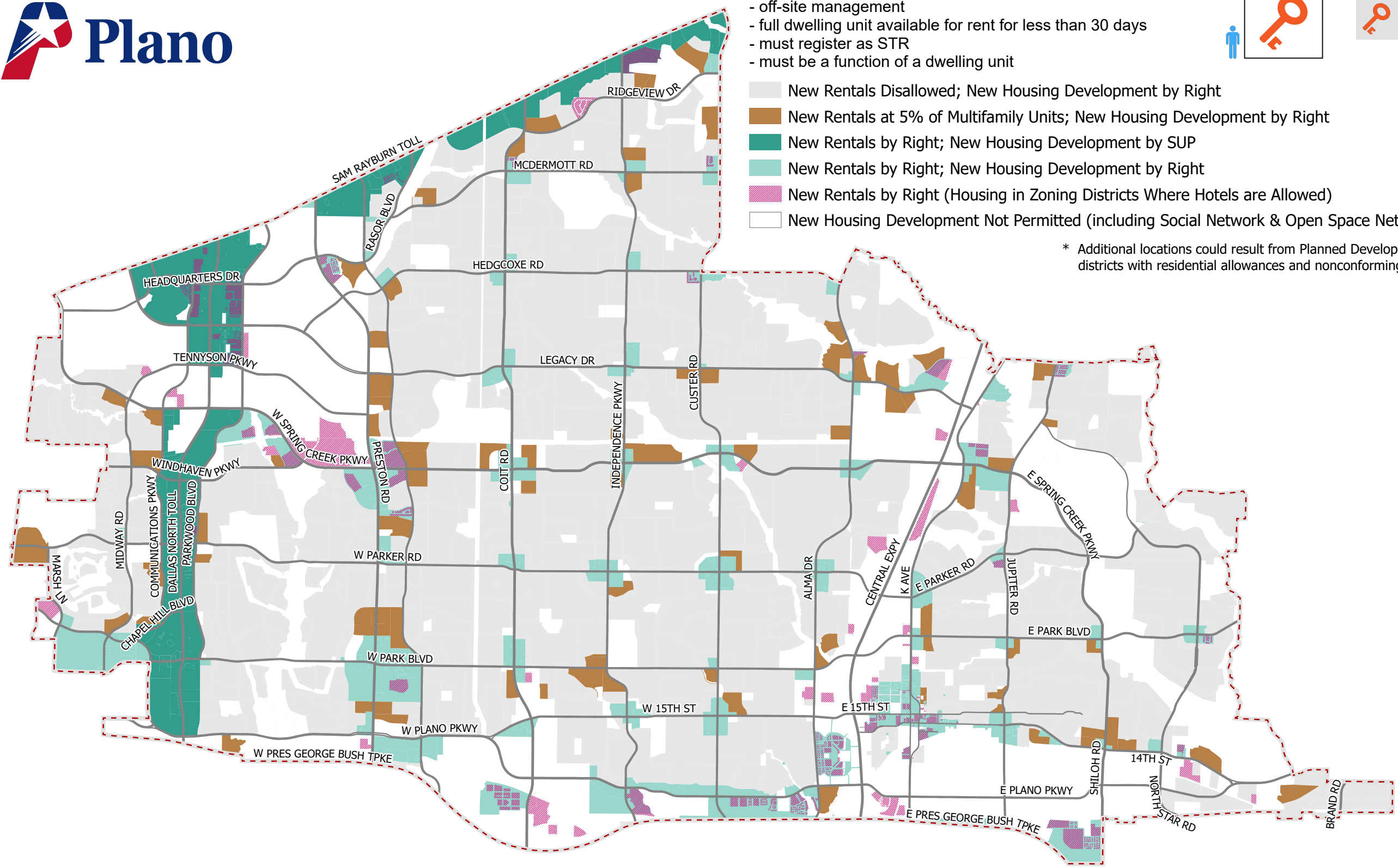
**Options 1, 2 & 3  
Off-site Management STR Map\***

- off-site management
- full dwelling unit available for rent for less than 30 days
- must register as STR
- must be a function of a dwelling unit



- New Rentals Disallowed; New Housing Development by Right
- New Rentals at 5% of Multifamily Units; New Housing Development by Right
- New Rentals by Right; New Housing Development by SUP
- New Rentals by Right; New Housing Development by Right
- New Rentals by Right (Housing in Zoning Districts Where Hotels are Allowed)
- New Housing Development Not Permitted (including Social Network & Open Space Network)

\* Additional locations could result from Planned Development districts with residential allowances and nonconforming uses



**Categories are Tentative and Subject to Change**





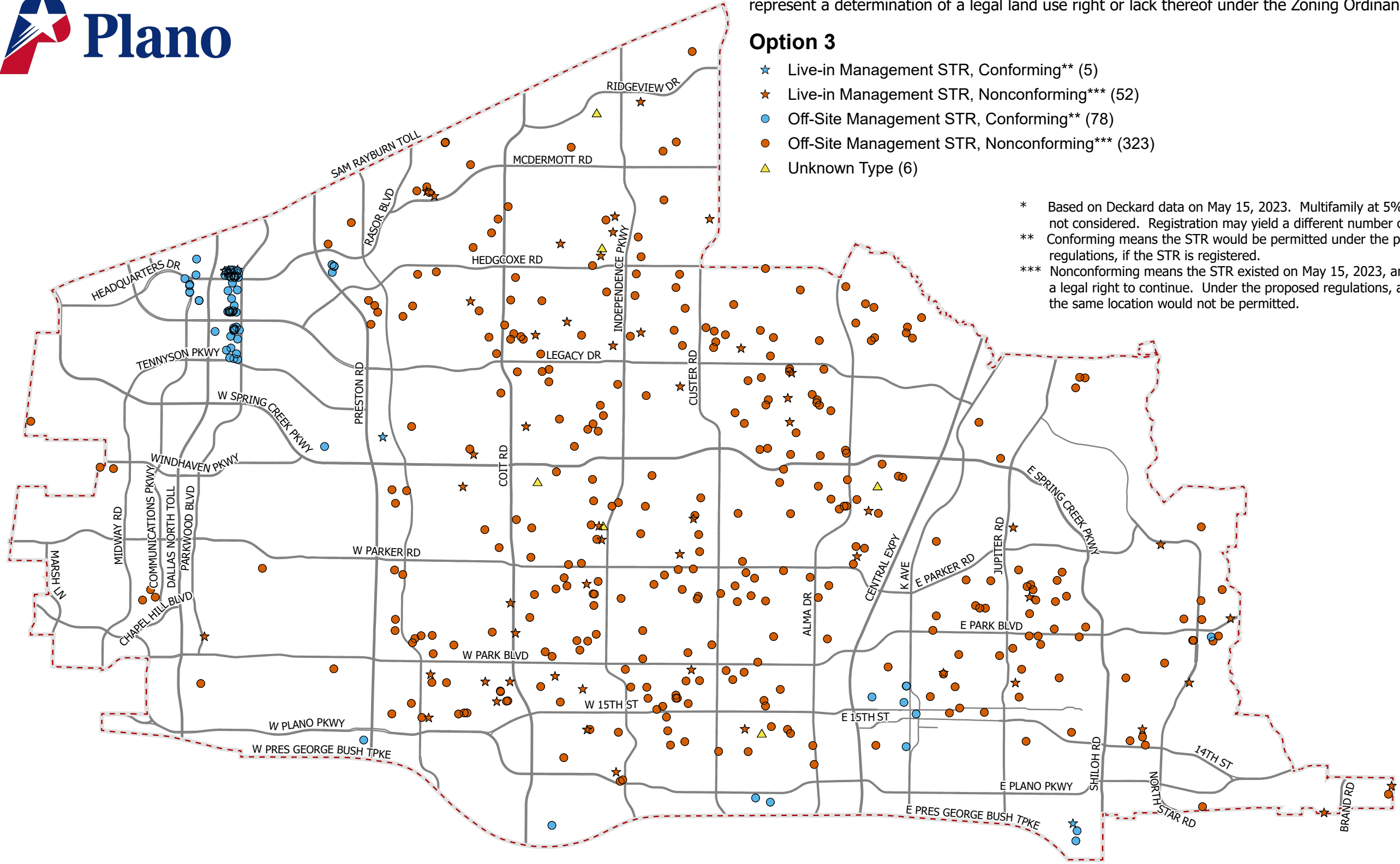
Existing Short-term Rentals by Use Type and Conformity Status\*

The determination of conformity status is an assumption based on Deckard data and does not represent a determination of a legal land use right or lack thereof under the Zoning Ordinance.

Option 3

- ★ Live-in Management STR, Conforming\*\* (5)
- ★ Live-in Management STR, Nonconforming\*\*\* (52)
- Off-Site Management STR, Conforming\*\* (78)
- Off-Site Management STR, Nonconforming\*\*\* (323)
- ▲ Unknown Type (6)

\* Based on Deckard data on May 15, 2023. Multifamily at 5% of units are not considered. Registration may yield a different number of STRs.  
\*\* Conforming means the STR would be permitted under the proposed regulations, if the STR is registered.  
\*\*\* Nonconforming means the STR existed on May 15, 2023, and may have a legal right to continue. Under the proposed regulations, a new use in the same location would not be permitted.



Categories are Tentative and Subject to Change

Online Zoning Case Responses - ZC2024-008						
Response	Comments	Origin	First & Last Name	Site Address	Unit/ Suite	Origination Date
Opposed to request	The attempt is unlawful	Online	Xin Zhang	4416 VANDERPOOL DR, PLANO, 75024		3/29/2024 1:33 PM
Opposed to request	Texas Supreme Court already ruled the property rights of short term rental are the same as others	Online	Song Wu	2524 SKILES DR, PLANO, 75075		3/29/2024 12:46 PM
In favor of request		Online	Ajata Reddy	440 COIT RD, PLANO, 75075	13205	3/28/2024 10:10 PM
Opposed to request	<p>The proposed zoning changes for STRs are not closely tailored to the data presented in the STR Task Force Reports.</p> <p>The proposal to allow STRs in properties occupied by the primary resident (on-site management) throughout all residential zones does follow the report. This use protects the property rights of occupants to rent spare space in their primary residence on a short-term basis (a right that already exists for periods longer than 30 days). This flexible use is a benefit to both homeowners and their guests while presenting little if any negative effects on surrounding neighborhoods (Task Force Reports support this).</p> <p>The proposal is far too restrictive for whole-house STRs. The data show that STR concentrations are very low in almost all single family neighborhoods. No census tract exceeds 1% of housing stock being used as STR except in neighborhoods around the Legacy area. Density requirements to limit concentration of whole house STRs within a small area may be appropriate, e.g., min. distance separation requirements for new listings.</p> <p>The blanket ban on new whole-house STRs in all SF zones is also not supported by data. The evidence suggests that most STRs are operated in SF zones without issues or neighbor complaints. These STRs fill unique needs of both owners and guests. Plano is not a vacation community and it is unrealistic to expect neighborhoods could be "overrun" by STRs as happens in cities with strong tourism industries. The zoning code should correctly acknowledge this and allow a flexible path for new STRs in SF zones.</p> <p>STR overlay districts could be adopted by neighborhoods to tailor STR restrictions to their preferences. STRs could also be allowed through a "Special Exception" through the Board of Adjustment; similar to an SUP without the politics of P&amp;Z and Council hearings. This would allow neighbor input and place the burden on the applicant to show the proposed use would not adversely affect neighoring properties.</p>	Online	Corey Reinaker	1814 N PL, PLANO, 75074		3/28/2024 8:00 PM
Opposed to request	I am strongly opposed to short-term rentals in Plano. Please EXTEND the restriction. I settled in Plano 30 years ago because it is a nice residential community. My family does NOT want to live next to a "neighborhood hotel" with absent management and strangers. ST Rentals would change the character of neighborhoods. Please vote AGAINST ST RENTALS.	Online	Jeff Rourke	4413 KNOLLVIEW DR, PLANO, 75024		3/27/2024 9:55 PM
In favor of request	My name is Sara G. Higginbotham and I am a home owner at 2808 Teakwood Lane in Plano, Texas The house next door to me is a Short Term rental and many problems have occured since this happendd. If I understand the wording of the amendment I wish to state that I want the City of Plano to permanently ban short-term rentals in the City of Plano. My family has been residents of Plano from June 1973 to the present date of March 2024. We have lived in our residential home for over 50 years now. There is one short term rental next door to my home and we personally have incurred many troubles because of the short term rental of this home. We have had to call the Plano Police department out to repremand the people who rented the property because of physical harassment of my son who was visiting me (a widow) living alone. Many cars and trucks have blocked my ability to drive my car out of my driveway. Our property is on a creek lot and I have to be able to use my driveway to go to my doctor, shop for groceries, etc. My husband (who has now died) and I bought this property to live our entire old years here and find the short term rental properties cause us a great deal of troubles. Please ban short term rentals completely in the City of Plano, Texas. My neighbor who is also a widow has had many many problems with the short term rental home as she lives on the other side of it and shares a driveway. Her car was hit and she had to repair it and her fence was knocked down by a rental truck and the many trucks in driveway blocked her from getting her car out to the street. Please help us.	Online	Sara Higginbotham	2808 TEAKWOOD LN, PLANO, 75075		3/26/2024 7:27 PM
Opposed to request		Online	Clara Damti	2917 CHALFONT LN, PLANO, 75023		3/26/2024 6:26 PM



Online Zoning Case Responses - ZC2024-008						
Response	Comments	Origin	First & Last Name	Site Address	Unit/ Suite	Origination Date
In favor of request	I'm in favor of the stricter re-zoning on STRs, but what's proposed doesn't go far enough. Because the proposed ordinance doesn't remove or re-evaluate existing STRs prior to the temporary STR freeze/ban. It appears existing STRs will be "grandfathered" in, and remain in business, even if new STR zoning is put in place. There will be existing STRs in residential neighborhoods, even when the proposed ordinance/re-zoning says new STRs shouldn't be in residential neighborhoods. The community has made it clear, we do not like STRs in our family oriented neighborhoods, yet Plano will allow STRs owners in place prior to the freeze, to keep running STRs in those neighborhoods. A proposed solution that the City somehow buyout an existing/grandfathered STR seems half baked and un-realistic in the long run. I would recommend to the zoning board and council, that all STRs in the City, existing before the freeze and the new ones after the updated ordinance is put in place, adhere to the new zoning ordinance. That means that existing STRs in residential neighborhoods, or areas where the zoning for STRs is not approved, have to go. I bought my home in a residential neighborhood to raise my family around other like minded families that live here. I didn't buy my home to live next to a hotel, with clients that have no long term stake in my community other than a short term visit. Those that own existing/grandfathered STRs in residential neighborhoods can easily long term lease/rent their homes, and if not, can sell their STR home to a family who want's to live in a residential neighborhood with like minded neighbors. The market is hot in DFW, and there's no need for the COP to buy grandfathered STRs with my tax dollars. Keeping the fabric of the community is indeed important. STRs do not make sense in any areas not zoned for STRs in Plano.	Online	Chris White	912 WESTBROOK DR, PLANO, 75075		3/26/2024 3:59 PM
Opposed to request	Plano is a family community, not an urban city... therefore, short-term rentals should be banned permanently.  I'm opposed to any attempt to circumvent the family nature of the Plano community and opposed to any so-called "STR registration" apparatus or other measures.  There are ample commercial hotels with reasonable access to the Plano community.  There are already too many multi-family apartment facilities which generate transient residential population. STR are not needed in Plano. PERIOD	Online	Ed Reynolds	2708 ROPER DR, PLANO, 75025		3/25/2024 11:09 PM
Opposed to request		Online	Laura Jones	3400 MONTREAL DR, PLANO, 75023		3/25/2024 8:37 PM
Opposed to request	I am vehemently against short-term rentals. Rental properties are already kept in a lower-state of repair in most Plano neighborhoods. Allowing short-term rental will only increase this trend. The negative impact on property values and community standards will only have a greater downstream impact on other issues. The result will be a migration of long-term property owners out of Plano, only to be replaced by companies or individuals owning properties for the sole purpose of profit. Disinterested in community standards, these absentee owners won't care what happens in the city as long as they make money.  The city already struggles to keep up the standards they had 20 years ago. Allowing short-term rentals will only further stress that support system. Once long-term residents leave -- and leave they will -- the city will not be able to reverse the damage done by short-term rentals. Some mandatory HOAs might be able to establish islands of quality living within the city, but eventually even those stalwart homeowners will eventually sell up and leave.  Plano prides itself on being a quality city. Allowing short-term rentals is the antithesis of this goal. Just look at similarly-sized cities who have allowed short-term rentals and how they regret that move. The last thing we need is more incidents like Oakwood Glen; which is what will happen if the city lifts the ban on STRs. Thank you.	Online	Gary Turner	8605 LANCOME DR, PLANO, 75025		3/25/2024 4:19 PM
Opposed to request		Online	Catrina Rincon	1125 Meandering Way		3/25/2024 4:10 AM
Opposed to request	Repeal the STR ban	Online	Edward Lederer	1608 AZURITE TRL, PLANO, 75075		3/25/2024 3:51 AM
Opposed to request	The STR Study conducted over the past 9 months did not garner adequate feedback from STR operators to allow for a fair and unbiased understanding of the nature in which STRs operate. Furthermore, although a community survey was conducted, the resulting demographics do not align with the general demographics of Plano, which calls into question the underlying methodology employed for the survey. Specifically, just examining the age demographics, the survey respondents were significantly older than the general adult populace in Plano and consequently may have less likelihood of having as much direct experience with STRs, either through using them as a renter, or through understanding the overall nature of this new mechanism of home sharing.	Online	Marc Asher	4237 MCALICE DR, PLANO, 75093		3/25/2024 3:47 AM
Opposed to request		Online	Danella Lederer	1608 AZURITE TRL, PLANO, 75075		3/25/2024 3:46 AM



Online Zoning Case Responses - ZC2024-008						
Response	Comments	Origin	First & Last Name	Site Address	Unit/ Suite	Origination Date
Opposed to request	<p>It's crucial to respect the rights of all, not just the majority. Responsible Airbnb laws benefit cities, creating jobs and funding infrastructure. Airbnb provides affordable, unique stays that hotels often can't match.</p> <p>I support regulations like occupancy limits and noise detectors. Instead of grandfathering, focus on removing bad hosts. HOA areas without bans shouldn't face restrictions.</p> <p>Plano's medical facilities benefit from Airbnb, providing comfort and convenience for patients and families. Short-term rentals offer flexibility and can be easily managed for safety.</p> <p>Every host is different. As a designer and landlord, I take pride in my Airbnb. It's not just about money; it's about creating a welcoming space. Thank you for listening.</p>	Online	Yulia Kondratovskya	1801 BACHMAN CT, PLANO, 75075		3/19/2024 8:15 PM
Opposed to request	REGISTER AND REGULATE. LET FREE MARKETS DECIDE DONT MAKE IT COMPLICATED. REQUEST PERMIT HAVE OWNERS PAY AND HAVE BUILDING INSPECTION BY THE CITY THAT MAKES IT SUITABLE. LET THE FREE MARKETS DECIDE DO NOT INFRINGE ON OUR PROPERTY RIGHTS.	Online	Antonio Molina Bendeck	1207 DREXEL DR, PLANO, 75075		3/19/2024 7:46 PM
Opposed to request	100% REGULATE AND HAVE REGISTRATION BUT DO NOT MAKE IT COMPLICATED, LET THE FREE MARKETS RUN. RESPONSIBLE HOST AND GUEST HAVE TO FOLLOW RULES. LET THE FREE MARKETS DECIDE PLANO IS NOT A VACATION DESTINATION PEOPLE USING THESE ARE FOR HOSPITAL, FAMILY VISITS, AND OR BUSINESS/WORK. DO NOT TAKE OUR PROPERTY RIGHTS AWAY.	Online	Antonio Molina Bendeck	1207 DREXEL DR, PLANO, 75075		3/19/2024 7:42 PM
Opposed to request	<p>The rezoning (in combination with the registration process and potential penalties) does not define protections enough for 'grandfathered in' STRs.</p> <p>My home would be considered a "vacation rental" since I do not live on the property and it is an STR 365 days a year.</p> <p>My house does not fall into a zone that would allow this except by being grandfathered in.</p> <p>The registration draft penalties states that if I receive a single nuisance violation that I would lose my STR license for 6 months.</p> <p>What does this mean for my 'grandfathered in' STR? Would I lose my ability to have an STR at my property indefinitely?</p> <p>What happens if we have another covid or my property has a massive insurance claim where I cant run my STR for many months or even a year? Do I lose my 'grandfathered in' status?</p> <p>There needs to be better definitions and explanations that work in tandem with the registration process.</p>	Online	Justin Elliott	2912 RAINTREE DR, PLANO, 75074		3/19/2024 6:24 PM
In favor of request	<p>I voted positive because I want to permanently ban on any short term rentals and the other similar business models in Plano. Plano not a "tourist destination" but predominantly a single family homes many of which are paid by many years of hard labor. Those seeking supplemental income should consider relocating to more touristy areas of USA. I also provided in my e-mail couple of links to substantiate that STRs are not being beneficial to general public: I quote from my prior e-mail to plano.gov: Hello Plano Representative! In addition to my strong support for extending interim ban of short term rentals ZC2024-008, I would like to propose an additional item to add to April 1, 2024 Plano Zoning meeting agenda (please see new item below). Alternatively, please consider to modify existing amendment to permanently ban any form of short term housing rentals in Plano. Additional Agenda Item: To permanently ban all short term rentals, Airbnb or similar business models as beneficial only to the shareholders and not beneficial to general public including customers of such businesses. I would like to share a link to a Forbes magazine article that addresses detrimental effects of short term rentals such as Airbnb on housing prices and increase in crime (please see the second link to NIH peer-reviewed Article) in the affected communities. The Airbnb Effect on Housing and Rent <a href="https://www.forbes.com/sites/garybarker/2020/02/21/the-airbnb-effect-on-housing-and-rent/?sh=617febb22260">https://www.forbes.com/sites/garybarker/2020/02/21/the-airbnb-effect-on-housing-and-rent/?sh=617febb22260</a> NIH Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics? <a href="https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8279333/">https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8279333/</a> I am looking forward to your decision that upholds the interests of Plano home residents as your primary constituency.</p>	Online	Andrei Vassiliev	5852 BEDROCK DR, PLANO, 75093		3/14/2024 11:54 PM

Online Zoning Case Responses - ZC2024-008						
Response	Comments	Origin	First & Last Name	Site Address	Unit/ Suite	Origination Date
Opposed to request	<p>I do not approve of your recommendations for STR's at all. I do not want STR's in my neighborhood. According to the proposed map with this zoning change, you would allow STR's on a seasonal basis in my neighborhood. This is not okay with me.</p> <p>Also, I feel you must consider the parking situation as part of this proposal. You should not pass your STR recommendation without a plan for parking which is one of the most disruptive things about STR's. By pushing this into a later project/ document, it does not address one of the primary concerns that homeowners have.</p> <p>I feel like you are saying STR's are now okay, so that you can register them and make money off of them. The residents of Plano did not buy in our suburban area to have multi-dwelling housing and STR's overtake our neighborhoods. You seem to turn a deaf ear to your constituents. We have repeatedly taken you to court over the Plano Tomorrow Plan, and yet you continue to approve high density housing (The Shops at Willow Bend, as a recent example) and now removing the ban on STR's and finding a way to make them a money grab while destroying the quality of life for residents of our Plano neighborhoods. You are not representing your tax base!</p> <p>I am totally opposed to allowing SRT's in my neighborhood or any suburban Plano neighborhood for that matter. Please register my deepest opposition to your plan.</p>	Online	Mary Gray	2900 GREEN HILL DR, PLANO, 75093		3/14/2024 6:41 PM
Opposed to request		Online	Audrey Steinbach	5933 PEBBLESTONE LN, PLANO, 75093		3/14/2024 1:46 AM
Opposed to request		Online	Kay Daigle	5945 STONE MEADOW DR, PLANO, 75093		3/13/2024 8:21 PM

**EMAIL RESPONSES RECEIVED FOR THE  
APRIL 1, 2024, PLANNING & ZONING  
COMMISSION MEETING**

## Attachment G

**From:** [Anna Gogacz](#)  
**To:** [City Council](#); [Plano STR](#)  
**Subject:** Short Term Rentals  
**Date:** Monday, March 25, 2024 6:28:23 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council Members,

I hope this email finds you well. I am writing to you as a concerned resident of Plano regarding the recent discussions about potentially shutting down Airbnb services in our city.

As a young professional who moved to Plano approximately a year ago with limited financial resources, Airbnb was a lifeline for me. It was the only affordable accommodation option available to me at the time. Through Airbnb, I had the privilege of staying with wonderful hosts, Kristin and Corey, who provided me not just with a place to stay but with warmth, hospitality, and a sense of belonging during my initial days in the city.

Thanks to the Airbnb experience I had with Kristin and Corey, I was able to navigate the challenges of settling into a new job and community with much more ease and confidence. Their hospitality not only provided me with a place to stay but also gave a sense of community and connection that I might have otherwise struggled to find as a new resident. I know that I would not have received this kind of support and care at a hotel.

Now, almost a year later, I am proud to say that I have become a homeowner in Plano. However, I will never forget the invaluable support I received from Kristin and Corey during my early days in the city, and I believe that many others share similar sentiments about their Airbnb experiences in Plano.

I understand that there may be concerns regarding Airbnb's impact on certain aspects of our community, but I truly believe that the benefits it brings far outweigh any potential drawbacks. Airbnb not only provides affordable accommodation options for individuals like myself but also contributes to the local economy and fosters a sense of community and cultural exchange.

Therefore, I respectfully urge the City Council to reconsider plans to shut down Airbnb services in Plano. Instead, I encourage you to explore ways to regulate and manage these services effectively while preserving the valuable contributions they make to our city and the lives of its residents.

Thank you for considering my perspective on this matter. I trust that you will carefully weigh the interests of all stakeholders in making your decision.

## Attachment G

Sincerely,

**Anna Gogacz**

Field Application Engineer

Main Phone: [REDACTED]

E-mail: [REDACTED]



IAR Systems

5151 Headquarters Dr. Suite 240

Plano, TX 75024

[www.iar.com](http://www.iar.com)

[LinkedIn](#)

## Attachment G

**Donna Sepulvado**

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**From:** Barbara France [REDACTED]  
**Sent:** Monday, March 18, 2024 5:45 PM  
**To:** Planning & Zoning Comments  
**Subject:** Short Term Rentals

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioners,

Short term Rentals do not belong in single Family neighborhoods. One of the charters of planning and zoning and the comprehensive plan is to protect the "suburban character" of our city. STR's are not consistent with this vision for our city of excellence. - Barbara France Sent from my iPhone

## Attachment G

**Donna Sepulvado**

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**From:** Cat Ooton [REDACTED]  
**Sent:** Monday, March 18, 2024 5:28 PM  
**To:** Planning & Zoning Comments  
**Subject:** Short Term Rentals

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please outlaw or at the minimum, heavily regulate/limit short term rentals. Many of the people who own them do not give any care about all the people they are impacting. We have one in our neighborhood that has been an ongoing problem multiple weekends a month with parties, parking, noise and the owner of it does NOT care and regards the neighbors as an annoyance not to mention all the times the police have to come.

Fairview TX does not allow STRs, so it can be done. If you are truly working in the best interest of the RESIDENTS of Plano and the future of Plano you will vote to outlaw STR's. There are plenty of hotels for guests that wish to visit Plano.

Regards,  
Cat Ooton

## Attachment G

**Donna Sepulvado**

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**From:** Danella Santana Lederer [REDACTED]  
**Sent:** Sunday, March 24, 2024 9:25 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR Survey Concerns  
**Attachments:** STR Community Survey Notes March24.docx

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,

I hope this email finds you well. I wanted to bring to your attention some concerns regarding the survey on short-term rentals (STRs) conducted in April 2023.

One key issue is the timing of the survey, which occurred immediately after the shooting. This timing could have significantly influenced the community's sensitivity to anything involving shootings, potentially skewing the responses and perceptions regarding STRs.

While I am a STR host, I am first and foremost a wife, mother, grandmother, cherished neighbor, a pregnancy center volunteer, a leader in a Mom's in Prayer group for our children, and long standing resident owner in Plano. I'm not a survey analyst but I have read the survey and done my best to impartially understand the data. Now, I am concerned about its timing, fairness and accuracy.

In light of my concerns, I would ask that you review my notes regarding the survey methodology and results to ensure that it accurately reflects the community's attitudes and opinions on STR's

Thank you for considering these points. If you have any questions or need further clarification, please don't hesitate to reach out

Danella Lederer



Community Survey

Survey Report. June 12, 2023

Survey April 17 to Mayo 17, 2023.

6,109 survey respondents

**Page 06-**

Chart A: Survey Participation by Date

***In this context, the survey results might not accurately reflect the community. Engaging in a survey within a less of a month of a shooting, rather than on STR-specific issues, could suggest a potential bias or misdirection in the survey's design, leading to responses that may not align with the community's general attitudes towards STRs.***

***Adding to the argument, the fact that 21% of all respondents were from the neighborhood where the shooting took place further emphasizes the potential bias in the survey results.***

***Overall, the argument could be made that the survey's timing may have inadvertently created a situation where the results do not provide a fair or accurate representation of the community's opinions on STRs.***

Chart B: Survey Respondents by Age vs Plano population.

***This survey is not representative of the population of Plano.***

***Age Groups***

***55 to 65+ =53%***

***35 to 54 = 38%***

***18 to 34 = 8%***

***This reports states that the medium age in Plano is 39 years old. If we combine the survey respondents and place them into two groups (one at 55-65+) (2 Range together) = 53% of all respondents. If we then combine the lower age group (one at 18 to 54) (4 groups combined) = 46%, it then becomes evident that too much weight is being placed on the viewpoints of an older generation. This is not a representative response and a longer-range vision of the medium age population of Plano.***

**Pag 08-**

Question 1- When you're traveling, do you use short-term rentals?

**Note: The question that should have been ask is "How frequently do they travel"?**

**Fact: 60 million people stayed in a STR in the U.S. in 2022 and approximately 700 million travelers used STR around the world in 2022.**

**Survey Respondents Results Shown: 60% of the respondents were made up of 36% who never use STR and 24% who rarely use STR's. This is not a representative sampling of the growing STR demand and acceptance. If you never and rarely ever used the services, how is the responses of this group pertinent to the issues?**

Source:

<https://www.rubyhome.com/blog/vacation-rental-stats/#:~:text=There%20are%20an%20estimated%201.3,U.S.%20was%20%24259%20in%202021.>

**Pag 09-**

Question 2- How would you **feel having** a short-term-rental on your block?

- 64% Responded: Very uncomfortable.

**This question was designed to provoke response data that does not identify the real issue. If you have never been to an STR or have never had one around your home, how would one know if it would be good or bad?**

**Very possibly, this sampling and the responses were from the very same people that said they never used STR when traveling.**

**The survey chart shows that 11% were very comfortable and 10% moderate and 9 unsure. I would suggest that this is a closer sampling to those who have actual experience with the STR product and/or being a STR neighbor.**

Source:

<https://www.pewresearch.org/our-methods/u-s-surveys/writing-survey-questions/>

**Pag 11-**

Question 4- Nuisances at Short term rentals would be **treated the same** as all other types of housing. With that in mind, should the City further address the following **concerns?**

***I believe this question “.... Should the city further address the following concerns ...” was designed to provoke a response that STR’s present additional problems that require heavier oversight.***

***Regardless of STR of Long of term rentals, all residence want these issues properly addressed. I believe this response ONLY shows nuisances that neighbors are “generally”, most concerned about.***

***If you were to survey residence that actually have or had STR’s as neighbor’s vs Long term renters, you would have more meaningful data of any real difference in concerns.***

***City regulations need to apply to all residents equally; Owners, owners that Short term their homes for less than 30 days, and owners that rent their homes for 30 days or more.***

#### **Page 14-**

Question 6- Do you currently live near a short-term rental?

- 44% = 2,663 Unsure: ***It’s highly likely that this group has a STR nearby but are unsure, as they have had no issues with an STR.***
- 31% = 1,869 Yes: ***For this group, it would be a wonderful data set to know the area they live in? Possibly, their home location has a direct correlation with the 10-15 properties that have had problems in the past years.***

#### **Pag 15-**

Question 7- Do you advertise property for STR?

- Always or often 1%

***This response shows the STR owners were not made aware of this survey. They clearly would not avoid a survey that could have such a far reaching impact on their lives.***

#### **Pag 16- 17**

Question 8- Have you personally experience or witnessed any of the following benefits associated with STR in Plano?

None 78%

**Remember that 60% of the respondents were made up of 36% who never use STR and 24% who rarely use STR's (question 1). This is not a representative sampling of the growing STR demand and acceptance. If a large portion of your sampling never and rarely ever used the services, how could they respond to any benefits? Additionally, STR hosts are not represented in this survey.**

#### **Pag 18- 19**

Question 9- Have you personally experienced any of the following challenges that you attribute to STR in Plano?

**Of the 6,109 respondents, 2,700 (44%) had no challenge. The answer to question number 6 states that 1,869 live near a STR. In this question, we are showing that 3,409 claim that they have had issues with STR's. The numbers do not work. You can't have almost twice as many (3,409 vs 1,869) having issues when you do not live near an STR.**

#### **Pag 20-21**

Question 10- If you've personally experienced issues with a STR, did you seek resolution from any of the following sources?

**The math does not work!**

**Question 9 asked how many "people experienced challenges" with STR and the response was 3,409.**

**This question 10 (part one) suggests that 5,021 respondents had problems of which 60% didn't seek any resolution. First, how do you get 5,021 "personally experienced issues" from a universe of only 3,409 "people who "experienced challenges"?**

**Second, they state that they have removed all 2,700 respondents from question 9 who state they had no issues with STR's. If you remove 2,700 from the total respondents in question 10 "insert", that would leave only 2,321 that had any issue (5,021 less 2,700). Again, question 9 suggests 3,409 people experienced challenges while question 10 adjusted for non-issues, suggests only 2,321.**

***I believe the questions and data analysis clearly points to a process that did identify real issues. If we seek to make rules based on data, the results of one question should not refute the data of another question by 1,088 responses or 32%***

**Pag 22-**

**Question 11-** If you've personally **experienced issues** with STR and you sought resolution, was it resolved? Total 6,101

***The graph depicted here specifically misrepresents the data. It suggests that 6,101 had issue with STR when question 9 already illustrated that only 3,409 had any issues. The 6,101 is really the total number of respondents and not the respondents with issues.***

***The graph is showing that 66% had no resolution which is clearly overstating reality. The data from this graph shows that 2,045 people had issues that were resolved or pending resolution. That would leave a maximum of 1,364 who potentially had an unresolved STR issue.***

***If 3,409 in question 9, respondents really had issues, and 2,045 had full, partial, or pending resolutions, then only 1,364 or 40% of respondents with issues had no resolution and not the 66% depicted in this graph. This would represent a 60.6% overstatement of unresolved issues.***

**Pag 24-**

**Question 13-**What is your age range?

***It's important to once again highlight that the largest group of respondents to this survey was in the age group of those 55-65+ (53%) while the median age of Plano residence (39) represents only 18% of the survey respondents. Why is this larger section of Plano's population, which represent the future of Plano, so less concerned about this issue?***

**Pag 25-**

**Question 14-** How long have you live in Plano?

## Attachment G

***5,980 People that respondent that they live in Plano. If we compare this with the result on question 12, (own and reside at residential property in Plano (3,686) plus tenant at residential property in Plano (233) this totals 3,919. Why the discrepancy of 2,061 respondents if these questions are essentially the same and should have similar results. Was the data reported correct?***

**Pag 26-**

**Question 15- What Zip code do you live in?**

***To begin, the math in the zip codes was not properly calculated. It shows a total of 2,315 when the total of all categories should be 4,011 (table)***

***Next, question 14 had 5,980 respondents about living in Plano while question 15 had 3,882 respondents regarding zip codes. Why the discrepancy of 2,098 (5,980 less 3,882) when these questions should not yield such a high difference in results. Was the data reported correctly? How do you rely on sampling data that isn't adequately substantiated, question to question?***

**General Sources**

**<https://www.airdna.co/blog/2023-short-term-rental-statistics-key-numbers-to-know>**

**<https://censusreporter.org/profiles/16000US4858016-plano-tx/>**

## Attachment G

**Donna Sepulvado**

---

**From:** Elena Bourke [REDACTED]  
**Sent:** Monday, March 18, 2024 10:50 PM  
**To:** Planning & Zoning Comments  
**Subject:** Mon mtg

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chairman Downs stated that there were not 40% of sold homes in Plano in 2023 being turned into STRs.

This is true. There was a ban on new STRs last year

Sent from my iPhone

## Attachment G

**Donna Sepulvado**

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**From:** Emily Gates [REDACTED]  
**Sent:** Thursday, March 21, 2024 10:49 AM  
**To:** Rick Smith; Julie Holmer; Shelby Williams; Rick Horne; Anthony Ricciardelli; Maria Tu; Kayci Prince; Mayor; Planning & Zoning Comments  
**Subject:** Airbnb's improve the fabric of our community not harm it

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To ALL It May Concern:

I am writing on behalf of Stacy Matthews, owner of 2300 Brennan Drive, Plano, TX 75075. This lovely house is her family home. She rents out to short-term tenants on AirBNB. I have known Stacy for about 5 years and have watched over the property, being that I live directly across the street at 1820 Greenway Drive. I have met many of her renters and they have been kind, respectful people. As far as I am aware, there has never been a neighborhood disturbance caused by these renters.

I understand that the Plano City Council wants to end these types of residences. I don't agree. If anything, I actually think that Stacy's property is helping our little neighborhood. It invites more people in to see just how great living in Plano can be. Why wouldn't you want that to continue?

Stacy does a wonderful job filtering perspective tenants and has cared for her property with the money made from this venture. It's a win-win for us all.

Please reconsider your position on this matter. As a neighbor, home owner, Plano tax payer, working professional, mother, and long-time resident (7 years), I whole-heartedly support a continuation of short-term rental properties in Plano.

Sincerely,

Emily Gates, MA



## Attachment G

**From:** [REDACTED]  
**To:** [Plano STR](#); [City Council](#)  
**Subject:** STR  
**Date:** Monday, March 25, 2024 6:15:43 PM

---

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To who it may concern,

I am a new resident of Plano, I had a chance to stay with Corey and Kristen Reinaker, they rent a very nice room in their family home in Plano on the AirBnB platform. My wife and I rented this room when we first moved to the area more than a year ago. We have since become friends and have bought a home in the area. We would not have done this if they had not gone out of their way to show us the area and be so welcoming. They do a great job of filtering prospective renters and we have since met several while visiting.

I understand that Plano has initiated a task force to look into the effects of short-term rentals to the city, I hope the task force is soliciting experiences from people who have had positive experiences from their stays at short-term rentals.

As a new homeowner in Plano, I hope that short-term rentals can introduce more people to this great city.

-Evin

## Attachment G

**Jordan Rockerbie**

---

**From:** Goldie Lotz <[REDACTED]>  
**Sent:** Friday, March 22, 2024 12:03 PM  
**To:** Plano STR  
**Cc:** Bill France  
**Subject:** Attn: Short Term Rental Task Force

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Christina Sebastian & STR Task Force,

I am a nearly 31- year resident at the same address of 2541 Hickory Ridge Drive, 75093. Approximately one year ago the house across the street became a STR:

2532 Hickory Ridge Drive

This was the start of nearly every weekend of a new set of strangers staying at this residence for a extended weekend sometimes starting on Thursday and extended through Monday or Tuesday, almost always a 3-4 day visit. This is the usual series of activities that have invaded this peaceful neighborhood:

Numerous cars parked along street, there is no use of the resident alleyway driveway or garage but street front parking.

Littering of streets from these cars

Overflowing trash containers viewed upon entrance to neighborhood

Coming and going at all times of the night

Loud music and street gatherings

Roaring car engines

Generally the pattern of activity involves people hauling in the party goods on Thursday and Friday, the big party event on Saturday or Sunday and departure Monday or Tuesday. So what should be a weekend of peace and quiet for hardworking neighbors becomes a noisy, traffic obstructing, party time for groups of people coming and going.

I don't pay some \$8000 yearly in property taxes to support a motel, party venue across the street. The STR are party venues for people who don't care about the neighborhood or neighbors. Furthermore, the homeowner only performs minimum maintenance of the grounds. The chimney is coming apart and the grass dying out. This is a money making business for the homeowners and management company and obviously the city of Plano encourages the tax and fee revenue or why would it be allowed to continue. It is absolutely ludicrous that I have to live across from a motel business in a residential neighborhood. I want it banned permanently and now.

Recently I filed a complaint with the city about the STR and was told it will be filed. Filed where? (A separate email will contain this complaint) This particular weekend of complaint was horrendous with various women visiting all times of the night, pot smoking in a car, booming loud music and a car that roared its engine as at night for four days. Also, many strangers had access to the house key coming and going. I have no doubt there was illegal activity of some sort occurring.

## **Attachment G**

I expect my city councilman to represent the homeowners and not the revenue generation of these STR. There is an overwhelming response of NO STRs to anyone who has to live by one.

Sincerely,

Wendy B Lotz



Donna Sepulvado

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**From:** CHS Services [REDACTED]  
**Sent:** Tuesday, March 19, 2024 1:10 PM  
**To:** Planning & Zoning Comments; Rick Smith; Julie Holmer; Shelby Williams; Rick Horne; Anthony Ricciardelli; Maria Tu; Kayci Prince; Mayor  
**Subject:** Proposal for the Formation of a Plano Short-Term Rental Association

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### **Proposal for the Formation of a Plano Short-Term Rental Association (PSTRA)**

In the vibrant city of Plano, TX, short-term rentals have become a topic of community concern. [As a city known for its economic growth, and cultural events, it is crucial to address these concerns in a manner that aligns with our community values and ongoing development projects.](#)

The city of Plano, TX, has witnessed a rise in short-term rental (STR) properties. While STRs can be beneficial, poorly managed properties have raised concerns within our community. We propose a solution that not only addresses these concerns but also sets a precedent for other cities.

**Objective** The Plano Short-Term Rental Association (PSTRA) a self-regulatory body that will:

- Relieve the city of the administrative burden associated with short-term rental oversight.
- Address and rectify community complaints efficiently.
- Provide legal protection and mediation for association members.
- Enforce policies that benefit the entire Plano community.
- Implement a self-regulatory framework for STRs.
- Reduce the response time for resolving complaints.
- Educate STR owners on best practices.
- Advocate for policies that uphold community standards.

### **Proposal**

#### **Formation of PSTRA:**

- PSTRA will be composed of short-term rental owners in Plano, ensuring local expertise and commitment.
- The association will serve as the first point of contact for resolving issues related to short-term rentals.

#### **Community Engagement and Complaint Resolution:**

- A dedicated hotline for residents to report issues.
- Regular community meetings to discuss concerns and solutions, fostering transparency and trust.

## Attachment G

- o Legal support for members to prevent disputes and offer mediation services for a harmonious community.

### **Enhanced Response Protocol:**

A **24-hour response time** for non-emergency complaints.

A **1-hour max response time** for emergencies, such as disruptive parties or safety concerns.

### **Policy Implementation and Education:**

Policies to eliminate poorly managed properties.

Workshops and resources for current and prospective STR owners to ensure their properties contribute positively to the community.

A clear code of conduct for members, promoting responsible rental practices and community harmony.

Penalties for non-compliance, ensuring adherence to community standards.

### **Economic Growth:**

- o [Collaboration with Plano to promote responsible STRs contributing to the city's economic prosperity.](#)

### **Challenge to the City Council:**

We challenge the council to recognize the PSTRA's potential to resolve STR-related issues.

Should the council not support this initiative, it may raise questions about alternative motives.

### **Setting a Precedent:**

By endorsing the PSTRA, Plano could become the first city to transform STR challenges into a community asset.

**Conclusion** The PSTRA is committed to enhancing the quality of life in Plano by ensuring that short-term rentals contribute positively to our community and maintaining the integrity of Plano's neighborhoods. We invite the city council to support this initiative, which reflects our dedication to responsible and sustainable community development. We believe our proposal will address the concerns of our citizens and enhance the fabric of our community.

**Call to Action** We respectfully request the city council's endorsement of the PSTRA, demonstrating our collective commitment to Plano's future.

We urge the city council to act in the best interest of Plano and its residents by supporting the PSTRA.



**Haniel & Emily Cuevas**  
*Owners*



## Attachment G

**Donna Sepulvado**

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**From:** Jane [REDACTED]  
**Sent:** Tuesday, March 19, 2024 8:50 AM  
**To:** Planning & Zoning Comments; Council Comments  
**Subject:** Zoning Project #DI2024-005

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm writing to let you know that I do NOT want short-term rentals in my single-family residential neighborhood.

## Attachment G

**Donna Sepulvado**

---

**From:** Jeffrey Hebig [REDACTED]  
**Sent:** Monday, March 18, 2024 5:48 PM  
**To:** Planning & Zoning Comments  
**Subject:** Short Term Rentals

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have lived in West Plano for over 25 years(6417 Fallon Court).

Additionally, we own a second residence in Northern Indiana and I am the President of our homeowners association. That home is in an association with 57 homes and we have one owner who wants to allow short term rentals. Putting aside the petty back and forth, the attempt to allow STRs is tearing up a peaceful neighborhood. I have seen firsthand the negative impact STRs have had.

Please DO NOT allow STRs in the wonderful residential community of Plano. It will be the beginning of the destruction of our wonderful city.

Thank you.

Jeff Hebig

[REDACTED]

## Attachment G

**Donna Sepulvado**

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**From:** Mark Pulliam [REDACTED]  
**Sent:** Monday, March 18, 2024 6:22 PM  
**To:** Planning & Zoning Comments  
**Subject:** Zoning Case 2024-008

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Mark Pulliam. I reside at 2408 London Drive, Plano. My family lives in a single-family neighborhood with no HOA.

Tonight, you are being presented with a series of proposed amendments to the Zoning Ordinance, for the purpose of “fixing” some issues related to Short Term Rentals in the city. The SHORT TERM RENTAL issue has been in front of the city various times over the past 2+years, especially when bad events happen at a SHORT TERM RENTAL (trafficking, drugs).

This issue did not get the full attention of the city until early last year, when firearms were discharged at a SHORT TERM RENTAL property. At that time, the city imposed an interim ban and appointed a SHORT TERM RENTAL Task Force to assist in information collection and review, so the city could have information for any future actions.

P&Z has been presented with the work product of the SHORT TERM RENTAL Task Force. The findings show that many Task Force members had safety and quiet enjoyment concerns with existing SHORT TERM RENTALS, or with having an SHORT TERM RENTAL near their house. The results were not unanimous, but there was a very clear interest in the (1) registration of current SHORT TERM RENTALS, (2) limiting all new SHORT TERM RENTALS to commercial or special purpose/entertainment districts, and (3) giving the city the tools to remove bad actors. These preliminary and refined findings were reported at the two public open houses, and a supermajority of open house respondents agreed with the general direction of the task force recommendations. Items 2 and 3 can be affected by the actions of this commission.

**The proposed zoning changes in front of P&Z tonight do not reflect the concern with limiting additional SHORT TERM RENTALS in the single-family areas of the city.** As an example, economic concerns from existing owner/occupant SHORT TERM RENTALS with 1 room to rent, which are reflected in the Task Force findings, have somehow morphed into allowing - **BY RIGHT** – every house (all 74,000) in Plano to become a 1 room SHORT TERM RENTAL. Somehow, the consideration of not allowing future SHORT TERM RENTALS in single family zoned areas has been corrupted into granting a right to every house in the city. And the “operator” language allows an off-site investor or property manager to have a 1 room SHORT TERM RENTAL, not just an owner/occupant. This is only the first example; there are issues with each of the proposed zoning changes that need to be considered and revised.

The proposed zone amendments are open-ended, as the list of additional staff tasks required(density analysis, traffic) at the end of the draft standards show.

**I urge the Planning Commission to reject the proposed zoning amendments as presented and instruct the city staff to re-draft the proposed amendments to reflect what the citizens clearly stated they want, a limitation on new SHORT TERM RENTALS in single family residential areas.**



## Attachment G

While there is pressure to get the SHORT TERM RENTAL issue resolved, there is a need to get a correct solution. The temporary ban can be extended to accommodate a proper vetting and review of appropriate and accurate zoning changes. Thank you.

Mark Pulliam

[REDACTED]

Jordan Rockerbie

---

**From:** Michael Alatalo <[REDACTED]>  
**Sent:** Friday, March 29, 2024 10:46 AM  
**To:** Plano STR  
**Subject:** Zoning Ordinance Amendments - Constructive Comments

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I took the time to review the amendments prior to the 4/1/20204 vote and would like them to be considered by your team. The following feedback is given from a Live-in Management STR aspect, but looks at all of the situations impartially.

### Option 1

**Property Designation and Registration** - Should contain a frequency minimum.

IE: If the property is used as a STR for 3 times or less a year, the property will not need to be registered.

Example: a Live-in STR that is only provided for special events that happen once a year where there is a time limitation for the event (less them 7 days), it should not require the full property designation as a STR Property.

Recommendation: Consider a SUP or permit to be required with an "allowable duration" for each event.

**Distance** – "600 Feet except by Special Use Permit." Should only apply to actively used or listed properties.

Example: If a registered STR Property has not been engaged in business in over 180 days (6 months), the STR designation of the existing property should be removed or archived, and a new property be allowed to apply.

Recommendation: Section should include an "actively used" phrase and language to permit new registrations.

**Option 1, Recommendation Z3** - Staff Note "will be presented" should not be the responsibility of the Applicant (these are residents and not multi million dollar business owners), and should be a referenceable link in the permit itself with published guide lines based on the property type and surrounding designation.

## Attachment G

**Option 1, Recommendation Z5** - Rooming and Boarding houses should additionally have to apply to these guidelines, and not be exempted. They are the purest form of constant STRs.

**Option 1, Recommendation Z7** - Minimum Number of Nights. - This is a management issue for the property and should not be legal requirements as it limits the managements' business opportunities.

Recommendation: Remove this requirement for all "Live-in Management" locations.

### Option 2

**All must be registered** - based on frequency. (Same as option 1)

Example: a Live-in STR that is only provided for special events that happen once a year where there is a time limitation for the event (less than 7 days), should not require a full property designation as a STR Property.

Recommendation: Consider a SUP to be required with an "allowable duration".

**.7** - 5% is a non-realistic number and should be removed or raised to account for currently constructed properties.

Example: 12x12 Room is 144sqft. Property is 1800sqft, that works out to 8% and is a realistic accounting.

Recommendations: Change to 9% and include a variance option for the registration.

**.8 A. iii** - Minimum Number of Nights. - This is a management issue for the property and should not be legal requirements as it limits rectors' business opportunities.

Recommendation: Remove this requirement for all "Live-in Management" locations.

**.8 A. iv** - Maximum number of rental nights per year - Same as .8 iii.

Comments: Ratings of the listing will ultimately determine the amount of business and the compensation requested per property. This aspect is self-regulating, and it is not a function of the city to manage these properties or limit their availability.

Recommendations: Remove this requirement.

**Option 2, Recommendations Z3** - Same as Option 1

**Option 2, Recommendation Z5** - Same as Option 1

**Option 2, Recommendation Z7** - Same as Option 1

### Option 3

## **Attachment G**

Comments: This option by default eliminates all residential areas and limits the allowed residential locations to be subjectified with the requirement of a SUP.

Recommendations: remove **Option 3** from considerations.

Thank you,

Michael Alatalo  
2812 Peppertree Place.

## Attachment G

**Donna Sepulvado**

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**From:** Michael Schmidt [REDACTED]  
**Sent:** Tuesday, March 19, 2024 3:20 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR's in my neighborhood

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do NOT want any short term rentals in my neighborhood!

## Attachment G

**Donna Sepulvado**

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**From:** Mike Lampa [REDACTED]  
**Sent:** Thursday, March 21, 2024 11:08 AM  
**To:** Planning & Zoning Comments  
**Subject:** Plano Short Term Rental (STR) Alliance

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Mike Lampa. Have been a Plano resident since November 2021 when I purchased my house at 1813 Greenway Drive. My next door neighbor, Stacey Matthews is a host of a STR home. She has guests regularly throughout the year. Since I've been her neighbor, not once has there ever been a problem with the people to rent. In my opinion, having STR options in Plano are a great alternative to staying in a hotel. Certainly is the desired option for my family when they come to visit me in Plano. I want to make sure you are hearing from the "fabric of the community" in addition to responses from the survey the "Task Force" commissioned.

Sincerely,

Mike Lampa

## Attachment G

**Donna Sepulvado**

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**From:** Neva Warnock [REDACTED]  
**Sent:** Sunday, March 24, 2024 2:52 PM  
**To:** Anthony Ricciardelli; Julie Holmer; Kayci Prince; Maria Tu; Mayor; Planning & Zoning Comments; Rick Horne; Rick Smith; Shelby Williams  
**Subject:** Short term rental policy

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am writing on behalf of Corey & Kristin Reinaker, owners of 1814 N Pl.

They have made an abandoned flophouse dump into a lovely home. They rent a room to short-term tenants on AirBNB. I have known them since they moved in, over 10 years ago. I have met many of their guests, and wish most of their guests would become neighbors. They have been lovely. Zero issues. Parking is less of an issue than several homes with no renters.

And it has been a joy to see their guests realize that Plano has neighborhoods with personality, walkability, and old charm like old Plano. Such a win for the city, by a great organic means.

As a 22 year homeowner and resident, who cares deeply about the viability and personality of our eastside, I look to you as my representative to support this avenue of affording a life here. Please support STRs for us.

Neva Warnock, REALTOR®  
Texas Pride Realty Group  
brokered by HomeSmart Stars

[REDACTED]  
<http://www.NevaWarnockRealtor.com>

**Donna Sepulvado**

---

**From:** Paige Palmer [REDACTED]  
**Sent:** Monday, March 18, 2024 5:02 PM  
**To:** Planning & Zoning Comments  
**Subject:** Project DI2024-005 - Appeal to Ban Short Term Rentals in Single Family Neighborhoods

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning & Zoning Commission Members & Staff,

I am reaching out to urge the Planning & Zoning Commission to prohibit short-term rentals in single-family neighborhoods.

I have been a resident of Plano for 30 years. I have worked in the real estate industry (commercial & residential) for my entire career, so I have an appreciation and understanding of the important role you play in maintaining Plano's status as a City of Excellence.

In the annual report, it states that the Planning Department is "committed to providing outstanding long-range planning, zoning, etc. that engage our citizens and contribute to both the long-term and immediate quality of life in our community."

Short-term rentals in single-family neighborhoods directly conflict with the objectives of planning and zoning, aimed at fostering stable, cohesive, and inclusive communities. I strongly encourage the commission to act in the best interest of the city's long-term welfare by prohibiting STRs in single-family neighborhoods.

After the STR shooting in front of my house, I have spent the last year following the short-term rental issue in Plano by attending city council meetings, P&Z meetings and observing STR task force meetings. I have also been following STR activities in other cities across the U.S.

Short-term rentals have a negative impact on our city, neighborhoods, residents, schools, and businesses.

- STRs negatively impact our **quality of life & safety**.
- STRs threaten the **integrity and quality of our neighborhoods**.
- STRs have a negative impact on **housing availability and affordability** for residents.
- Local residents keep our businesses thriving and schools funded – STRs don't.
- STRs will burden city services and increase costs.

Say "NO" to STRs in single family neighborhoods.



## **Attachment G**

Thank you for your attention to this urgent matter.

Paige Palmer  
2041 Cannes DR  
Plano, TX 75025

## Attachment G

**Donna Sepulvado**

---

**From:** Steve Trammell [REDACTED]  
**Sent:** Monday, March 18, 2024 7:41 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

If you have never had an STR in your neighborhood and you approve STR in residential areas- please resign your position. It is pure HELL having had one next door. I am at the PZ meeting composing this email.

Call me  
Steve Trammell  
6317 Beacon Hill  
Plano 75093  
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

## Attachment G

**Donna Sepulvado**

---

**From:** Steve Trammell <[REDACTED]>  
**Sent:** Monday, March 18, 2024 8:07 PM  
**To:** Planning & Zoning Comments  
**Subject:** Str

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.



## **Attachment G**

This is what you deal with a STR next door

Every week

Steve Trammell

[Sent from Yahoo Mail for iPhone](#)

## Attachment G

**Donna Sepulvado**

---

**From:** Steve Trammell [REDACTED]  
**Sent:** Monday, March 18, 2024 8:10 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The lady speaking is full of it that is for STRs

She cannot guarantee who is in the house

I am proof...

[Sent from Yahoo Mail for iPhone](#)

## Attachment G

**Donna Sepulvado**

---

**From:** Steve Trammell [REDACTED]  
**Sent:** Monday, March 18, 2024 8:14 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Airbnb does not shut down unless police get involved

[Sent from Yahoo Mail for iPhone](#)

## Attachment G

**Donna Sepulvado**

---

**From:** Steve Trammell [REDACTED]  
**Sent:** Monday, March 18, 2024 8:40 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

None of these folks have ever lived by an STR

[Sent from Yahoo Mail for iPhone](#)

## Attachment G

**Donna Sepulvado**

---

**From:** Steve Trammell [REDACTED]  
**Sent:** Tuesday, March 19, 2024 12:21 PM  
**To:** Planning & Zoning Comments  
**Subject:** STRs

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

<https://www.fox26houston.com/news/galleria-condo-owners-alarmed-by-short-term-rental-issues-drugs-public-sex-and-gunfire-reported>

The speakers for STRs in residential have no idea what we have to put up with. These are businesses. They pay hotel tax, they are set up as LLC, they advertise. Folks this is a business. We have zoning laws . These laws do not allow businesses in residential neighborhoods . Plano needs to enforce zoning laws. One idiot speaker last night mentioned litigation against the city. Send him a copy of zoning laws . What a fool he made of himself!!!

Steve Trammell - had a party house next door for 3 years until Plano police got it shut down

6317 Beacon Hil  
75093

[REDACTED]  
[Sent from Yahoo Mail for iPhone](#)



## Attachment G

**Donna Sepulvado**

---

**From:** Steve Trammell [REDACTED]  
**Sent:** Thursday, March 28, 2024 9:58 AM  
**To:** Planning & Zoning Comments; Anthony Ricciardelli; Mark Israelson; Maria Tu; Paige Mims; Shelby Williams; Mayor  
**Subject:** Plano named one of the '2024 Best Cities to Live in America'

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Plano named one of the '2024 Best Cities to Live in America'

<https://www.newsbreakapp.com/n/0s6pQv14?pd=05PB791F&s=i4>

Keep the party houses out of our neighborhoods or we won't be on this list!!! Had a person looking at a house the other day while I was walking the neighborhood. He ask me if we had STRs in our neighborhood??? It wasn't because he wanted to live by one!!!!

Steve Trammell  
6317 Beacon Hill  
Plano 75093

[Sent from Yahoo Mail for iPhone](#)

## Attachment G

**From:** [REDACTED]  
**To:** [Plano STR](#)  
**Cc:** [REDACTED]  
**Subject:** Attn: Short Term Rental Task Force  
**Date:** Friday, March 22, 2024 12:03:07 PM

---

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Christina Sebastian & STR Task Force,

I am a nearly 31- year resident at the same address of 2541 Hickory Ridge Drive, 75093. Approximately one year ago the house across the street became a STR:

2532 Hickory Ridge Drive

This was the start of nearly every weekend of a new set of strangers staying at this residence for a extended weekend sometimes starting on Thursday and extended through Monday or Tuesday, almost always a 3-4 day visit. This is the usual series of activities that have invaded this peaceful neighborhood:

Numerous cars parked along street, there is no use of the resident alleyway driveway or garage but street front parking.

Littering of streets from these cars

Overflowing trash containers viewed upon entrance to neighborhood

Coming and going at all times of the night

Loud music and street gatherings

Roaring car engines

Generally the pattern of activity involves people hauling in the party goods on Thursday and Friday, the big party event on Saturday or Sunday and departure Monday or Tuesday. So what should be a weekend of peace and quiet for hardworking neighbors becomes a noisy, traffic obstructing, party time for groups of people coming and going.

I don't pay some \$8000 yearly in property taxes to support a motel, party venue across the street. The STR are party venues for people who don't care about the neighborhood or neighbors. Furthermore, the homeowner only performs minimum maintenance of the grounds. The chimney is coming apart and the grass dying out. This is a money making business for the homeowners and management company and obviously the city of Plano encourages the tax and fee revenue or why would it be allowed to continue. It is absolutely ludicrous that I have to live across from a motel business in a residential neighborhood. I want it banned permanently and now.

Recently I filed a complaint with the city about the STR and was told it will be filed. Filed where? (A separate email will contain this complaint) This particular weekend of complaint was horrendous with various women visiting all times of the night, pot smoking in a car, booming loud music and a car that roared its engine as at night for four days. Also, many

## Attachment G

strangers had access to the house key coming and going. I have no doubt there was illegal activity of some sort occurring.

I expect my city councilman to represent the homeowners and not the revenue generation of these STR. There is an overwhelming response of NO STRs to anyone who has to live by one.

Sincerely,

Wendy B Lotz

[REDACTED]

**EMAIL RESPONSES RECEIVED FOR THE  
MARCH 18, 2024, PLANNING & ZONING  
COMMISSION MEETING**

## Attachment G

**John Kim**

---

**From:** Lopez, Anna [REDACTED]  
**Sent:** Monday, March 18, 2024 10:14 AM  
**To:** Planning & Zoning Comments  
**Subject:** STR

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

I am not sure why the CITY of PLANO, has allowed for STR rentals in single family areas, I can see out in the country or in suburbs that have huge properties, but in our neighborhoods, it just does not work to build a nice neighborhood, with strangers, always coming and going, how safe can that be? It's always a what to expect this time, when new folks rent out a STR....especially when they are right next door. DO you have a STR next door, I bet not!!!!  
I DO NOT WANT them in our neighborhoods!!!

Thanks,  
Anna Lopez  
(have lived in Plano for over 40yrs)

## Attachment G

**John Kim**

---

**From:** Anne Hill [REDACTED]  
**Sent:** Monday, March 18, 2024 3:59 PM  
**To:** Planning & Zoning Comments  
**Subject:** Comment for today's P&Z meeting

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like it to be known that I do not believe short term rentals should be allowed in single family residential neighborhoods in Plano.

Sincerely,  
Anne Hill

6508 Timber Wolf Trail  
Plano, TX 75093

John Kim

---

**From:** Bill France [REDACTED]  
**Sent:** Monday, March 18, 2024 2:30 PM  
**To:** Planning & Zoning Comments  
**Cc:** PLANO COMMITTEE  
**Subject:** ZC2004-008

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Plano Planning & Zoning Commission:

I'm writing on behalf of the Plano chapter of the Texas Neighborhood Coalition. In the past two years, our coalition has grown to hundreds of households throughout the city—residents who do not want short-term rentals in our single-family neighborhoods. This email is to formally present our position on the proposed short-term rental zoning ordinance.

We are thankful and supportive of the City of Plano and its efforts to analyze the short-term rental issue and take corrective action.

After much debate and with great reservation, our coalition has accepted the fact that we cannot have all of our demands met. We understand that we may not be able to have a permanent outright ban on short-term rentals across the city. We may not even be allowed to extract every short-term rental that currently operates in our residential neighborhoods.

Upon review of this ordinance, we cannot accept proposed zoning language that would allow *any new* short-term rentals in single-family neighborhoods. In particular, we are opposed to the proposed one-room bed-and-breakfast and the seasonal short-term rental. These two types of short-term rentals would allow every home in Plano to become a short-term rental *by right*.

**These provisions are the exact opposite of what our coalition has requested from the city. Instead, this is a reverse mandate by government that would tear down the long-standing expectations of our community to be free of transient lodging operations.**

Rather than keeping the peace and maintaining the sanctity of a residential neighborhood for residents, these two provisions would open the gates for a countless number of transients to invade our neighborhoods and disrupt our communities. Both provisions are problematic. The one-room rental description is so vague that any bad actor could turn this option into the next party house on the evening news. And the seasonal STR program actually encourages the establishment of more short-term rentals in our single-family neighborhoods.

Plano residents have demanded action be taken that would create **less** short-term rentals in our single-family neighborhoods, not **more**. How do you think Plano residents will feel when they find out that the City created zoning that deems by right *every* home on their block can be a short-term rental?

Plano residents have repeatedly told city leaders they want to live in neighborhoods with neighbors. A well-crafted survey conducted by the City of Plano has shown that 74% - a super majority of respondents - would be uncomfortable or very uncomfortable having just one short-term rental on their block, and that's with less than 500 short-term rentals in the city today.

## Attachment G

Our high-quality neighborhoods are the backbone to the ongoing success and growth of our city. **We respectfully request Plano Planning & Zoning remove all provisions from the proposed zoning ordinance that allow *any new* short-term rentals in single-family neighborhoods.**

Thank you for your time and attention to this matter.

Bill France

Plano chapter, TX Neighborhood Coalition

Bill France

[REDACTED]



## Attachment G

**John Kim**

---

**From:** Bourke Associates [REDACTED]  
**Sent:** Monday, March 18, 2024 10:07 AM  
**To:** Planning & Zoning Comments  
**Subject:** Change Ordinance to Ban al STR's in Plano's Single Family, Residential Neighborhoods.

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Friends at the P&Z:

In your ordinance review and proposal to the City Council and Staff , I urge you to make adjustments to the current ordinance language to ban all short-term rentals in Plano single-family residential neighborhoods.

The work of the task force, the two years of public commentary to the City Council, and the robust STR survey all reveal that the majority of Plano residents are either very uncomfortable or opposed to allowing short term rentals in Plano's single-family residential neighborhoods.

Sincerely:

John Bourke  
Founder Plano's Dads in the Hood Fatherhood Event

[REDACTED]  
Sent from my iPhone

## Attachment G

**John Kim**

---

**From:** cdavidson3836 (null) [REDACTED]  
**Sent:** Monday, March 18, 2024 3:39 PM  
**To:** Planning & Zoning Comments  
**Subject:** STRs

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Since an out right ban is unlikely, please place requirements and restrictions on STRs to reign them in!  
Sent from my iPhone

## Attachment G

**John Kim**

---

**From:** Colleen Hotmail [REDACTED]  
**Sent:** Monday, March 18, 2024 2:53 PM  
**To:** Planning & Zoning Comments  
**Subject:** Zoning Project #DI2024-005

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a 30 year resident, I urge you to vote against Zoning Project #DI2024-005. We do not need even one more STR in our residential neighborhoods. STRs are not “residents”, and they are not “neighbors”.

Thank you!

In Him,  
Colleen Aguilar-Epstein

## Attachment G

John Kim

---

**From:** Danella Santana Lederer [REDACTED]  
**Sent:** Sunday, March 17, 2024 11:54 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR Task Force Reports Concerns  
**Attachments:** STR DOC NOTES March 18.docx

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members

I have reviewed two STR task force reports and have several concerns that are important to address. To facilitate our discussion, I have prepared a document with my comments, (all in bold Italics) which I have attached to this email for you to review. I would greatly appreciate your feedback and welcome further discussions on your perspective on this important issue.

I look forward to our discussion

Respectfully,

Danella Santana G.

## Attachment G

### Memorandum

Date: March 13, 2024

To: City Council

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

Subject: Short-term Rental Study Phase II Report and Sunset of the Short-term Rental Task Force

Pag -2-

Outreach & Data Collection: Phase I Results

At their third meeting, the Task Force had a majority agreement with three Findings and 15 issues and considerations that flow from those Findings:

Findings:

1. STRs do affect the quality of life in Plano and this effect is mostly negative.

*Out of a total of 436 STRs with only 10 CFR, how many people have really been affected? It's important for residents to exercise their right to report disturbances, as it can help address issues promptly and prevent further problems. While only a small percentage of STRs may be causing disturbances, addressing these issues, addressing the problem would eliminate the future issues, and improve the overall experience for everyone in the community.*

2. There could be appropriate places for STRs in Plano, under certain circumstances.

3. The City should develop comprehensive, permanent regulations to govern STRs in Plano.

*Your point highlights the need for a thoughtful and measured approach to regulation. Starting with a clear understanding of the issues through a registration process could indeed provide valuable insights into how to address any problems without imposing unfair restrictions. Not to mention the potential legal challenges, it's crucial to consider the perspectives of all stakeholders and to create regulations that are fair, balanced, and effective in addressing the actual issues at hand.*

Critical Issues that Flow from Findings 1 and 3:

A. Inconsiderate owners, users, and guests currently take advantage of the lack of regulations.

*I believe inconsiderate owners, users and guests are present in Plano; regardless of if they are associated with a STR. One can't take advantage of regulations that have never existed. That said, regulations need to be fair and set based on good information with the need to solve/regulate a real problem!*

B. Lack of strong management/lack of on-site management can make neighbor-to neighbor discussions challenging at best.

C. Effect on neighborhood character, including unknown people coming in and out of neighborhoods, frequent vacancies, and turnover.

## Attachment G

***How many people go in and out of our neighborhoods every day, do you really know? STR guests are INSIDE the property or go in and out of their car like any normal neighbor. You don't need to know every person that comes and goes from a neighbor's house? I know who is coming to my home (Full name, Phone number, reason for renting, number of guest, email, etc.) I have good neighbor policies and set clear expectations, do not allow parties or parking in front of neighbors and monitor all activity because I'm a good neighbor regardless of how I rent my home.***

D. **Unsafe conditions and/or overcrowding of the property and obnoxious uses, such as late-night parties (noise).**

***All rental platforms have restrictions "no parties allowed" and the city already has regulations, regarding noise and quite enjoyment. The restrictions that the STR platforms and the responsibility owners of STR are clears that parties are not allow, and prohibit late noises after 9 or 10 pm. Enforcing what is already in place with the few bad operators would be the most prudent approach.***

E. **Incidences of unsafe use of firearms and use of properties for illegal activities, even if relatively rare, contribute to broader concerns and fears for neighborhood safety and character.**

***Good that know that the frequency is low; that is my perspective as well. Let's not forget that these types of incidents can happen anywhere, schools, churches, malls, etc. I'm concerned that the crime rate in Plano is higher than the 3 cities that border us; all that have STR registration processes and accept STR's in their cities. Possibly they are focusing their efforts on more Crime related categories.***

F. **Lack of a registration program limits enforcement.**

***Certainly, there is a need for an STR registration, but you can't regulate something that has never existed; phase one! If the regulations existed, the bad operators would have been eliminated by now.***

G. **Community fabric is a core value for the City of Plano.**

***Everyone has a place in the community fabric. Societies are all in a constate state of movement and they all need to- remain open-minded and adapt to the new dynamics; with fairness. "One nation, under God, with liberty and justice for all"***

H. There is broad concern that STRs in single-family neighborhoods are difficult to reconcile with the value of the community fabric.

Considerations that flow from and inform Finding 2:

A. **The strongest concerns and problems voiced at the Task Force meetings and the Open House focused on residential neighborhoods, particularly single-family neighborhoods.**

***Of the 436 existing STR's Single-family STR are the majority and therefore are and should be the most concerned about the proposed changes.***

B. **A small number of STRs appear to be responsible for a disproportionate number of complaints.**

***This statement is 100% true. Of the 436 active STR's, only a select few are bad operators in Plano (-Exhibit B- Top STR by CFS Count-10 Identified Single Family***

***STRs Calls for Service/ July 2022-June 2023). If we want to take an aggressive count, we will need to agree on possibly 20 STRs Calls. This exaggerates the argument that STR operators create a problem in the communities at large. If each of these bad operators neighbors (let's say all 6 neighbors are all truly "affected") then the total would be around 120. The magnitude of these "restrictions" are certainly disproportionate.***

- B. **Responsible local owners and operators appear supportive of regulation.**

***I believe that we are all supportive of fair regulations but from what is being proposed, I would say that local owners and operators are supportive of a registration process tied to fair regulations; yet to be proposed.***

Pag-3-

D. Some local families and businesses derive significant income from STRs.

E. STRs provide options for lodging that some visitors and local residents find useful for tourism or hosting out-of-town family and friends.

F. STRs generate local HOT revenue and sales tax, though the net economic effects of STRs are debatable and hard to reflect precisely.

G. **Some Plano residents see regulations, especially a ban without exception, as infringements on property rights and personal liberty.**

***The definition of Property rights- What are property rights in general and how exactly are property rights constituted? The property rights definition pertains to both the theoretical and legal ownership of an object, piece of property, or another tangible or intangible object. Property rights usually include:***

- Authority to use the object or land as the owner sees fit (such as to lease, sell, or destroy the land);***
- The right to allow others to use the asset (and its resources, if applicable);***
- The right to control activities or happenings on or with the asset; and***
- The ability to sell, gift, or transfer the asset to another party if desired.***

Outreach & Data Collection: Phase II

The goal of Phase II of the Outreach & Data Collection portion of the Study was to determine potential recommendations related to the Findings, Issues, and Considerations defined in

Phase I. Phase II included:

- Data Collection: Continued monitoring and identification of short-term rentals in coordination with Deckard Technologies and city staff.
- Public Outreach: Gap Strategies continued facilitation of Task Force meetings and an additional open house.

o Three meetings of the Task Force: The Task Force continued meeting to discuss potential solutions. This included two questionnaire "homework assignments" in advance of Task Force meetings, where the

## Attachment G

results were presented and a short list of items with tentative consent was agreed upon. These ideas were then presented at the open house, and public feedback was presented to the Task

Force at their final meeting, where the results were discussed, and a final set of recommendations were adopted as part of the Phase II Report (Attachment A).

o Open house: The Task Force's initial recommendations for solutions were presented to the public for their feedback. The open house was offered in person on February 7, 2024, and the same open house was also offered virtually on the project website from February 5, 2024, through February 11, 2024. Over 1,200 people participated in the open house, with over 186 providing general comments.

Of these participants, over 65% agreed or somewhat agreed that the Task Force was generally headed in the right direction with their recommendations.

o Project Website and Advertising: [www.PlanoSTR.com](http://www.PlanoSTR.com) continued to host information about the project. Additionally, the open house was advertised via numerous city email newsletters and social media posts.

***There was not enough information, advertisements, or notices before, during, and now after the process. When looking to put together a group of Plano residence to represent both sides of the equation, the Pro STR participation in the Task Force was kept to a minimum; Of the 18 task force members, only 3 pro STR. This was not a fair participation by both sides.***

***I found the following document dedicated to the subject of creating an effective task force. Please review info copied below and/or visit the link attached.***

### Five Considerations When Creating a Task Force-

<https://criticalvalues.org/news/all/2022/04/04/five-considerations-when-creating-a-task-force>

#### 1. Appoint a Task Force Leader

A clear hierarchy is essential when creating a task force. There should be a task force creator, a task force leader, and task force members. The task force creator has power and influence to make impactful change, while the task force leader reports the findings and suggestions of the group to the task force creator. The task force leader should be appointed by the task force creator and should serve as a liaison between the task force creator and task force members. It should be decided early on if the task force should function as a working group with a focused leader or a team with shared leadership roles.<sup>3</sup>

#### 2. Select Task Force Members

Task force members should be selected by the task force leadership. Although members can volunteer to participate, the leader and/or creator of the task force must ensure the task force addresses key criteria including member accountability, group diversity, and stakeholder representation. Strategic selection of task force members may allow the task force to fulfill all of the aforementioned criteria, while maintaining a reasonable number of participants.<sup>3</sup>

Members should be informed of expectations including roles and responsibilities before agreeing to serve on the task force.<sup>4</sup> Members should be accountable, dependable, and dedicated to the task force cause. Providing expectations ahead of time can help potential members make more informed decisions about their ability to serve as effective task force members. When selecting task force members, leadership should take diversity into account to ensure that the diversity of the personnel is represented. In addition to diversity, leadership should reflect on the number of members representing involved parties and decide how to appropriately distribute stakeholders to best address the issue being investigated.<sup>2</sup>

#### 3. Communicate Vision and Goals



## Attachment G

### 4. Create a Timeline and Agenda

### 5. Establish Formal Documentation

### Conclusion

Leaders may choose to establish a task force to address problems identified in consumer surveys. There is no magical equation that guarantees the success of a task force; however, there are early considerations in the creation of the task force that may make the task force more effective and efficient. Although creating a task force may be challenging, leadership can benefit from the recommendations developed by various stakeholders with interdisciplinary expertise on a task force and can use these valuable recommendations to solve complex issues.

### Pag-4-

### Short-term Rental Task Force Recommendations

The Short-term Rental Task Force has spent considerable time developing these recommendations, based on the data available, public feedback, and extensive discussion and debate at their meetings. While they were not charged with developing specific ordinance language, the Task Force's recommendations create a public record of the broader community's needs and desires regarding short-term rentals which provide the foundation for sound regulations.

At their final meeting on February 28, 2024, the Task Force voted 17-1 to approve the Phase II

***There was not a fair representation of Pro STR members from the beginning and few pro STR were intimidated by the rest.***

Report (Attachment A) with the following potential solutions in four categories:

1. Registration and Property Management Requirements: The basics of a registration program will be presented to Council on March 25, 2024. A full registration program is planned for consideration by Council on April 22, 2024.

***Property management? What exactly is that and what voice will all have in defining this. We have personally tried a few and realized that none provided dedication to our property, our neighbors, our community, or our guest experience. We always self-manage with local representation available and we do it extremely effectively, Additionally, we have done STR property management in the Houston area which was an effective tool as this was a new service offered by the property owners.***

2. Regulations That Affect Land Use and Zoning: The majority of these recommendations will be considered by the Planning & Zoning Commission as part of Zoning Case 2024-008, though some will be included in the registration program or as a separate project.

3. Consideration of Amortization and Buyouts of STRs in Certain Areas and Circumstances: If amortization or buyouts of STRs were to occur, this would be a Council decision. If Council chooses to require a nonconforming STR to stop operating, state requirements

(Senate Bill 929) require specific procedures for amortization or buyouts. These procedures were adopted by Council through Zoning Case 2023-019 on February 26, 2024.

## Attachment G

4. **Training for New and Renewing STR Owners**: Various topics were included for training for STR operators. The Task Force suggested that the City consider a combination of mandatory requirements and incentives, i.e., a reduced registration fee. Any required or incentivized training would be part of the registration program in the first category.

***HOW and WHERE? Does that training exist today? If you need to hire excellent operators to teach others, we are available.***

The specific recommendations in each category are listed beginning on the following page.

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**Staff Report March 18 2024**

**AGENDA ITEM NO. TBD [Published in advance of full meeting packet]**

**DISCUSSION AND DIRECTION: Short-term Rental Zoning Regulations**

**APPLICANT: City of Plano**

**CASE PLANNER: Christina Sebastian, AICP**

**DESCRIPTION: Work session regarding short-term rental zoning regulations. Project #DI2024-005.**

**STAFF REPORT – BACKGROUND**

**Pag -3-**

Summary of Proposed Amendments

The following is a brief summary of the key parts of the draft Zoning Ordinance amendments. The following pages provide more detail of these and related changes:

- All Short-term Rentals must be registered.
- **All Short-term Rentals that were operating before the interim ban are allowed to continue operating.**

***Agreed, and they need to be able to operate under same conditions as before; obviously with proper registration?***

- **Three types of Short-term Rentals are identified based on the scale and impact of the rental:**

o **Bed and Breakfast (1 Room)**: New STRs with live-in management and only one room rented are allowed in residential areas.

***#3 Definitions of B&B.***

***1-Merriam Webster- a place for tourists to stay that offers lodging and breakfast/***

***2-Cambridge Dictionary-a room to sleep in for the night and a morning meal, or a private house or small hotel/***

## Attachment G

***3-Wikipedia- Bed and breakfast (typically shortened to B&B or BnB) is a small lodging establishment that offers overnight accommodation and breakfast. Bed and breakfasts are often private family homes and typically have between four and eleven rooms, with six being the average.[1] In addition, a B&B usually has the hosts living in the house. In all of them the place offer breakfast.***

***The name of this category doesn't represent an STR renting a room. Examples of definition in Arlington's ordinances: - they call them Type I STR (home-sharing); meaning an owner-occupied residence that is simultaneously occupied by the owner and a short-term rental occupant.***

***\*\*There is not distinction for the number of rooms\*\****

- o **Bed and Breakfast (2 to 5 Rooms):** New STRs with live-in management and two to five rooms rented are allowed in residential areas by specific use permit (SUP) after a public hearing. These are also allowed where hotels or bed and breakfast inns are allowed and in heritage properties without an SUP.

***Need a permit (SUP) or need to be in the hotel areas. What's the logic for an SUP only because you have more than one room, if the management is live-in? How is this category different from the first?***

***Arlington's ordinances: Type II STR (home rental) means an owner-occupied residence, or portion thereof, that is used as a Short-term Rental.***

- o **Vacation Rental:** New STRs without live-in management are allowed where hotels are allowed.

***Arlington's ordinances: Type III STR (transient-vacation rental) means premises that are used as a Short-term Rental and is not an owner-occupied primary residence of its owner.***

***Important to notice that it's not a primary resident. When the owner of the STR uses his primary resident as STR need to have a consideration that the reason it's not to create a business portfolio. It's a Plano resident with a condition and/or need to rent his home.***

***About the name that they are using as "Vacation Rental", you know that Plano is not a vacation destination city. Data found to support and compare Arlington and Plano is as follows:***

***"During the 2021-22 fiscal year, Plano brought in some 3.5 million overnight visitors".***

***"Arlington's ... attracting over 14 million visitors each year."***

**Few concerns:**

***\*The non-conforming existing STR are not in the types of Short Term rental***

***\*Transfer, Inherited or placing our STR into a trust for legacy purposes.***

- Limited or seasonal rentals of STRs will be allowed in residential areas for one limited period

## Attachment G

each year. Staff is seeking direction from the Commission on the duration of the rental period and the minimum length of stay.

***If there is live -in management, what is the reason for limitations on allowed rental periods? Nobody in a Non-Vacation City would ever run their business like that. The economics would never work. Why would this category that is limited to areas where hotels are allowed, impose limitations on time periods?***

Pag -8-

Questions from the Commission

At the March 4 meeting, the Commission asked a number of questions, including:

1. Does live-in management mean the management needs to be on-site at all times?

The idea of live-in management is that the host lives at the residence. They do not need to be at the residence the full time the unit is being rented out.

2. Is a Short-term Rental (Limited/Seasonal) rental capped to within a year's timeframe or on a

rolling basis? Short-term Rental (Limited/Seasonal) would be for one 30-, 60-, or 90- day period (per the Commission's direction – see below) annually. Whether that is for a calendar year or on a rolling basis is still to be determined, but the idea is that the STR operator would be limited to a single period of the time period determined by the Commission per 365 days. Management of this time period would occur through the registration program.

***Why any limitation on new STR's If they are already being limited to the same area as hotels? Plano is NOT a vacation/seasonal city.***

2. How does the city track, manage, and enforce the different types of STRs? City Council subscribed to a data platform which provided access to information about Plano STR operators using tools such as artificial intelligence, machine learning, and advanced data mining. The data from this platform was used to support the Short-term Rental Study. Additionally, a Short-term Rental Program was funded in the FY 2022-23 budget with two new staff members and associated equipment. Public safety departments have also indicated capacity is available to address concerns.

3.

4. How were STR operators made aware of the Study?

Equal access to information was a critical component of the STR Study. The following question was asked by a Task Force member and the following response was provided:

Q: Since the city has a database of known Short-term Rentals, has there been any consideration of notifying those hosts and property owners of this ongoing process and the pending regulations and Town Hall? Has the city considered sending a letter or postcard notifications like the Haggard Park Renovation Postcard that was sent out last week?

## Attachment G

A: Thank you for your comments. We appreciate this idea and would like to have the resources to send notices citywide to ensure all impacted parties receive information. We see this as different from the Haggard Park Renovation postcard in that the STR Study has the potential to impact people's land use rights and there are at least two, if not more, distinct positions on the issue. We would want to follow land use notice precedents were we to send individual notices, in the interest of fairness and consistent with similar precedents. That typical precedent is to notify affected property owners as well as owners within 500 feet of each land use. The scale of that would be costly both in time and materials and is not part of this project's budget.

***When we were made aware of this process and its developments, we reached out to other STR operators and was not surprised to learn that almost none were aware of the issues being addressed, the process for determining proper steps forward, or how they could get involved and be heard. This has not been well communicated to the public at large and certainly not to the STR community. I find this disappointing especially since the city and task force could and did identify all STR operators and had the ability to reach out to make them aware; gaining insight on their perspectives and then properly presenting their findings; based on good data inclusive of the viewpoints of both pro and anti STR community equally.***

***"Short-term rentals (STRs) provide valuable options for travelers seeking unique and personalized accommodations, while also offering homeowners the opportunity to earn extra income. These rentals contribute to the local economy by attracting visitors who spend money in local businesses. Additionally, many STR operators are responsible and strive to maintain good neighbor policies, ensuring that their guests are respectful of the community. STRs can also benefit homeowners who may rely on this income to support their livelihoods, especially in times of economic uncertainty. Therefore, it is important to consider the positive impact of STRs and create regulations that support their continued operation, while addressing any legitimate concerns of the community."***

### References

Richarson-

<https://www.cor.net/departments/community-services/code-enforcement/short-term-rental>

Frisco-

<https://www.friscotexas.gov/DocumentCenter/View/26274/Short-Term-Rental-Ordinance>

Allen-

[https://library.municode.com/tx/allen/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH4BUBURE\\_ARTIIIS\\_HRMRE](https://library.municode.com/tx/allen/codes/code_of_ordinances?nodeId=COOR_CH4BUBURE_ARTIIIS_HRMRE)

## Attachment G

**John Kim**

---

**From:** Edward Moore [REDACTED]  
**Sent:** Monday, March 18, 2024 12:41 PM  
**To:** Planning & Zoning Comments; Council Comments  
**Subject:** Zoning Project #DI2024-005

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To limit sexual offenders access to children, please do not allow short term rentals near parks, day cares, schools, medical facilities, or places of worship. Thanks for this consideration.

Cordially,  
Edward Moore  
3625 Wandering Trail  
Plano TX 75075

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## Attachment G

**John Kim**

---

**From:** Efrain Girardot [REDACTED]  
**Sent:** Monday, March 18, 2024 3:04 PM  
**To:** Planning & Zoning Comments; Council Comments  
**Subject:** Zoning project #DI2024-005

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

STR's shouldn't be allowed in residential Neighborhoods because you don't know **who your Neighbor is.**

Every day is a new Neighbor and on weekends is a party. On weekends can go easy from 11 cars to 47 cars.

3009 Cornflower, plano TX is an Airbnb home, also a venue home, a Boarding home, a Marketing show home.

Still, we don't know what happened in the morning of Saturday Jan 6/ 2024, two police cars came., cops were inside the home. The owner of the Airbnb 3009 Cornflower was outside bc the police didn't allow him to go inside the home. There was a big Party the night before (Friday) and all the guys from the party are gone. The Police stay more than two hours inside the home then they Escorted some ladies out from the Airbnb Home. We also saw one police officer looking trash cans. WE do not need that kind of shows in our residential neighborhoods,

STR's are bad for Plano Neiborhood's please STOP them.

Sincerely

Efrain Girardot

## Attachment G

**John Kim**

---

**From:** Elena Bourke [REDACTED]  
**Sent:** Monday, March 18, 2024 3:56 PM  
**To:** Planning & Zoning Comments  
**Subject:** STRs

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon

I implore you not to allow short term rental properties in our neighborhoods. We have have an awful time with them.

They invite strangers into our neighborhood every week! Neighbors with small children feel less freedom to let them roam since there are always folks we don't know, lodging in houses on our block.

Thank you

Elena Bourke



## Attachment G

**John Kim**

---

**From:** Enrique Ramirez [REDACTED]  
**Sent:** Monday, March 18, 2024 4:07 PM  
**To:** Planning & Zoning Comments  
**Subject:** No to STRs

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern-

I live in the Red Wolf Estates neighborhood in West Plano and I am writing to express my grave concern with short term rentals in our erstwhile quiet neighborhood. The STRs attract unruly (sometimes massive) parties and shady characters who seem to be conducting drug deals from their cars. The noise and the traffic are problematic but most of all, we now feel unsafe in our own neighborhood. Please ban STRs in residential areas.

Respectfully,  
Enrique Ramirez  
6521 Timber Wolf Trail  
Plano, TX 75093

## Attachment G

**John Kim**

---

**From:** George Gerhart [REDACTED]  
**Sent:** Monday, March 18, 2024 10:50 AM  
**To:** Planning & Zoning Comments  
**Subject:** Zoning Project #DI2024-005

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

P&Z,  
Please amend the City of Plano zoning ordinances to PROHIBIT Short Term Rental uses on ALL residentially zoned LOTS in Plano.

Thank-you.  
George Gerhart  
4721 Bayview Dr  
Plano, TX 75093

## Attachment G

**John Kim**

---

**From:** Guillermo Mendoza [REDACTED]  
**Sent:** Monday, March 18, 2024 2:54 PM  
**To:** Planning & Zoning Comments  
**Cc:** Council Comments  
**Subject:** Zoning Project #DI2024-005.

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Plano Zonning commite

We do not want short-term rentals in our single-family residential neighborhood, we opposed because the rentals will bring insecurity and party noises to our neighborhood with the decrease of a healthy life of our city

Atte

Margarita Buenrostro and Guillermo Mendoza  
6300 Westchester In  
Plano TX 75093  
[REDACTED]

[Yahoo Mail: Search, Organize, Conquer](#)

## Attachment G

**John Kim**

---

**From:** Jeff Paschal [REDACTED]  
**Sent:** Monday, March 18, 2024 3:24 PM  
**To:** Planning & Zoning Comments  
**Subject:** No STR!

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I don't want short term rentals in my neighborhood! The house across the street from us has been a STR for about 10 months and it is a nightmare!

## Attachment G

**John Kim**

---

**From:** Jennifer Hanson [REDACTED]  
**Sent:** Monday, March 18, 2024 5:00 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR Rental

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please no more rentals in our residential neighborhoods.

Kindest Regards,

Jena Hanson  
[REDACTED]

Sent from my iPhone

## Attachment G

**John Kim**

---

**From:** Jerry Wells [REDACTED]  
**Sent:** Monday, March 18, 2024 10:31 AM  
**To:** Planning & Zoning Comments  
**Subject:** Short term rentals

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear P& Z Plano:

Unfortunately a short term rental last year was on San Simeon one house down and across the alley from my house. Complaints were made by myself and others – too many cars, loud noises and constant disturbances at 2:00 am and earlier.

Residential areas should be free of short term Rentals regardless of whether the rentals comply With applicable ordinances. There exists many Other zones more suitable for establishing these Short term rentals, e.g. those allowing hotels, Inns and the like.

Thank you,

Jerry A. Wells  
3313 Melanie Lane  
Plano, Tx 75023

Mailing Address:  
P.O. Box 864138  
Plano, TX 75086

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This e-mail and any attachment(s) transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking of any action in reliance on the information contained in this e-mail is prohibited. If you have received this e-mail in error, please notify sender by rely e-mail and delete this message and any attachment(s) immediately. Thank you for your consideration in this matter.

## Attachment G

## Attachment G

**John Kim**

---

**From:** Joy Bergmann [REDACTED]  
**Sent:** Monday, March 18, 2024 10:12 AM  
**To:** Planning & Zoning Comments; Council Comments  
**Subject:** Zoning Project #DI2024-005

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I want no STR's in my neighborhood. I live in Hunter's Glen North neighborhood, which is a small community. We already have enough trouble with regular rentals, STRs like we had at one point with 6+ cars parked around the house front and back was unsustainable for everyone in our neighborhood, including the people that rented there as well. They blocked the exit from our neighborhood at one point and made my son back up and have to exit the neighborhood at another exit. In short, I want these things gone.

Thank you,  
Joy Bergmann



## Attachment G

**John Kim**

---

**From:** karen montgomery [REDACTED]  
**Sent:** Monday, March 18, 2024 11:44 AM  
**To:** Planning & Zoning Comments  
**Subject:** Short term rental

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

NO SHORT TERM RENTALS IN PLANO EVER!!! #D12024-005. thank you for making and keeping plano safe for neighborhoods. 😊

## Attachment G

**John Kim**

---

**From:** Katherine Barsch [REDACTED]  
**Sent:** Monday, March 18, 2024 3:56 PM  
**To:** Planning & Zoning Comments  
**Subject:** STRs

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I cannot attend tonight's meeting but have very strong opinions AGAINST STRs in our neighborhood. We have two in our neighborhood currently and it has made all of our lives miserable.

Sent from my iPhone

## Attachment G

**John Kim**

---

**From:** KC McClain [REDACTED]  
**Sent:** Monday, March 18, 2024 11:01 AM  
**To:** Planning & Zoning Comments  
**Subject:** Short Term Rentals

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I purchased my house in Plano in 2007 as I wanted to be part of a stable neighborhood community. STRs disrupt the building of a stabilized community. I do not want to live in a neighborhood that has STRs. Please protect my community.

KC McClain  
6232 Park Meadow Lane  
Plano TX 75093

## Attachment G

**John Kim**

---

**From:** Kim Ashmun [REDACTED]  
**Sent:** Monday, March 18, 2024 4:00 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please stop Short Term Rentals in our community. My home values matter as much as theirs!

--

Kim Ashmun

[REDACTED]

## Attachment G

John Kim

---

**From:** Kristin Jackson [REDACTED]  
**Sent:** Monday, March 18, 2024 2:21 PM  
**To:** Planning & Zoning Comments  
**Subject:** Planning & Zoning Regarding Short Term Rentals

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom this may concern,

I'm reaching out as I am unable to attend the meetings this week and wanted to shoot over thoughts and comments as we pass this along through our neighborhood to ensure our voices are heard.

As our neighborhood continues to evolve and new families start to replenish some of these older and remodeled homes I have a very big concern with allowing homes to be used as short term rentals.

I am also a mother of two small kids (4 & 6) and love that we are doing things with neighbors and establishing a trusted safe community. If we allow these homes to be used as short term rentals we are eliminating homes that could potentially be listed for new families and allowing 3rd party companies to list these homes for sometimes 1-3 days a week multiple times a month with VERY limited security and background checks. This poses a threat to our community and with a school in walking distance increases additional risks for children that are in the general area.

I would love to stay connected and have a voice as we determine the future of our plano communities and look forward to hearing back on not only this weeks meetings but future opportunities to reach out and attend.

Best,

Kristin Jackson  
[REDACTED]

## Attachment G

**John Kim**

---

**From:** Laureen Noonan [REDACTED]  
**Sent:** Monday, March 18, 2024 10:29 AM  
**To:** Planning & Zoning Comments  
**Subject:** STR Gone

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Our family does not want any more short rentals in our neighborhood and want the one across the street from us gone!!

## Attachment G

**John Kim**

---

**From:** Linda Schroeder [REDACTED]  
**Sent:** Monday, March 18, 2024 12:24 PM  
**To:** Planning & Zoning Comments  
**Subject:** Zoning Project #DI2024-005.

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not allow STR in family neighborhoods. There are documented crimes here, prostitution, shootings and a murder. Why would anyone want a STR next door? We had one across the street and I could list at least 100 unpleasant events.

Plano is supposed to be a family city. Please protect those of us who own homes here and pay taxes.

Linda Schroeder  
[REDACTED]

Sent from my iPhone

## Attachment G

**John Kim**

---

**From:** Lisa Hudson [REDACTED]  
**Sent:** Monday, March 18, 2024 1:13 PM  
**To:** Planning & Zoning Comments  
**Cc:** Lisa Hudson; Bill France  
**Subject:** NO to STRs in residential neighborhoods

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have been Plano residents in a wonderful neighborhood for 31 years. Since the concept of STRs came about, we have has nothing but problems with them in our hood. Our neighborhoods were not zoned for hotels, or any type of transient living!! We have abided by all Plano zoning regulations over the years. Why is it that Plano is collecting some sort of hotel tax (or whatever you are calling it) when our hood is not zoned for hotels??? It isn't fair that that we are being subjected to this! Going forward, if there is a new neighbor built, then if they want to allow STRs to exist, it needs to be disclosed. Otherwise, NO STRs!!! We have lived here in good faith, Plano needs to do right by us.

Lisa us



## Attachment G

**John Kim**

---

**From:** Marla Kyriakos [REDACTED]  
**Sent:** Monday, March 18, 2024 12:33 PM  
**To:** Planning & Zoning Comments  
**Subject:** STR Ordinance

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I read the proposed STR ordinance, and strongly object to the section that allows new 1-room STR's in single-family residential neighborhoods. I thought we were aiming to eliminate new STR's in these areas.

I'm not sure where this idea came from, but I didn't think it was from the Task Force (even though the TF is heavily loaded with STR owners, when compared to Plano population). I also know it is not following the Arlington model which the City Council stated as their objective.

This clause could lead to the ruin of the ordinance and its intention. It is the loophole we must close. We have not worked for two years to push through a faulty document. Please reconsider how this is written, and permanently ban new STR's in our single-family residential neighborhoods.

Thank you,  
~Marla Kyriakos

## Attachment G

**John Kim**

---

**From:** Marsha Bux [REDACTED]  
**Sent:** Monday, March 18, 2024 3:08 PM  
**To:** Planning & Zoning Comments  
**Subject:** #D12024-005 (STR rezstrictions)

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 2921 Bandolino Ln. Plano, TX 75075. There are 3 STRs directly behind me & another 2 blocks away. Please take the residents of Plano into account. We live here 12 months a year. The noise & parking problems are causing disruptions to the lives of the residents.

Please curb the explosion of STRs.

Marsha Bux  
2921 Bandolino Ln.  
Plano TX 75075

## Attachment G

**John Kim**

---

**From:** Megan Martens [REDACTED]  
**Sent:** Monday, March 18, 2024 2:26 PM  
**To:** Planning & Zoning Comments  
**Subject:** Short Term Rentals

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I do not want any more short term rentals in my neighborhood.  
Megan Martens

## Attachment G

**John Kim**

---

**From:** Melissa Pulliam [REDACTED]  
**Sent:** Monday, March 18, 2024 11:57 AM  
**To:** Planning & Zoning Comments  
**Subject:** STRs

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please, no more Short Term Rentals in our neighborhood.

Melissa Pulliam  
[REDACTED]

John Kim

---

**From:** Paige Palmer [REDACTED]  
**Sent:** Monday, March 18, 2024 5:02 PM  
**To:** Planning & Zoning Comments  
**Subject:** Project DI2024-005 - Appeal to Ban Short Term Rentals in Single Family Neighborhoods

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning & Zoning Commission Members & Staff,

I am reaching out to urge the Planning & Zoning Commission to prohibit short-term rentals in single-family neighborhoods.

I have been a resident of Plano for 30 years. I have worked in the real estate industry (commercial & residential) for my entire career, so I have an appreciation and understanding of the important role you play in maintaining Plano's status as a City of Excellence.

In the annual report, it states that the Planning Department is "committed to providing outstanding long-range planning, zoning, etc. that engage our citizens and contribute to both the long-term and immediate quality of life in our community."

Short-term rentals in single-family neighborhoods directly conflict with the objectives of planning and zoning, aimed at fostering stable, cohesive, and inclusive communities. I strongly encourage the commission to act in the best interest of the city's long-term welfare by prohibiting STRs in single-family neighborhoods.

After the STR shooting in front of my house, I have spent the last year following the short-term rental issue in Plano by attending city council meetings, P&Z meetings and observing STR task force meetings. I have also been following STR activities in other cities across the U.S.


Short-term rentals have a negative impact on our city, neighborhoods, residents, schools, and businesses.

- STRs negatively impact our **quality of life & safety**.
- STRs threaten the **integrity and quality of our neighborhoods**.
- STRs have a negative impact on **housing availability and affordability** for residents.
- Local residents keep our businesses thriving and schools funded – STRs don't.
- STRs will burden city services and increase costs.

Say "NO" to STRs in single family neighborhoods.

## **Attachment G**

Thank you for your attention to this urgent matter.

Paige Palmer  
2041 Cannes DR  
Plano, TX 75025  


## Attachment G

**John Kim**

---

**From:** [REDACTED]  
**Sent:** Monday, March 18, 2024 12:52 PM  
**To:** Planning & Zoning Comments  
**Cc:** Council Comments  
**Subject:** Re: #D12024-005

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On Monday, March 18, 2024 at 12:48:05 PM CDT, [REDACTED]

Totally object to STR's. Built my home 42 yrs ago in a family neighborhood. Would like it to stay that way. No need for outsiders especially on a temporary basis. Just looking for trouble. If these people needed a place to act out they should rent a hotel. Sorry the PZ is so slow in resolving this problem for the tax paying citizens. Just kicking problem down the road for yrs. If they worked their job in any other business guess it wouldn't last long. Can't wait until the PZ members are removed from this project since they cannot seem to resolve the issue of NO SRT's. Pam Kissick

## Attachment G

**John Kim**

---

**From:** Pat Morgan [REDACTED]  
**Sent:** Monday, March 18, 2024 12:52 PM  
**To:** Planning & Zoning Comments  
**Subject:** I do not want STR's in single family neighborhoods

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I do not want STR's in single family neighborhoods

[Texas law requires all license holders to give this document to prospective clients](#)

*If you are happy with my service it would mean a lot to me if you would take a minute and leave a quick [Google Review](#)* ★★★★★



**PAT MORGAN**  
Broker-Owner

[REDACTED]

**MORGAN**  
REALTY TEAM



## Attachment G

**John Kim**

---

**From:** Ravi AD [REDACTED]  
**Sent:** Monday, March 18, 2024 2:23 PM  
**To:** Planning & Zoning Comments  
**Subject:** No short term rentals in Plano

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We do not support short term rentals (STRs) in Plano; let us keep the residential areas for owners and long term renters. Bringing STRs into residential areas is unsafe and not good for the neighborhoods and the city.

Please help keep our neighborhoods safe!

Thank you!

Ravi

Ravi Adhikari-Desai  
Willowbrook Way,  
Plano, TX 75975

## Attachment G

**John Kim**

---

**From:** Steve Trammell [REDACTED]  
**Sent:** Monday, March 18, 2024 12:00 PM  
**To:** Planning & Zoning Comments  
**Subject:** No more STR in residential neighborhoods

**CAUTION:** This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I dealt with this for 3 years until Plano Police got it permanently closed with Airbnb/Vrbo. Is this what you want for Plano citizens ? This is next door to me.

## Attachment G

Steve Trammell  
6317 Beacon Hill  
Plano 75093

[Sent from Yahoo Mail for iPhone](#)

## Attachment G

**John Kim**

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**From:** Tanja McAleavey [REDACTED]  
**Sent:** Monday, March 18, 2024 1:47 PM  
**To:** Planning & Zoning Comments; Council Comments  
**Subject:** Zoning Project #DI2024-005

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Hello,

My name is Tanja McAleavey and I live at 3020 Creekbend Dr in Plano. I am a mother of two 3.5- and 1.5-year-old boys. I am passionately against the short-term rentals. My email is hopefully going to be addressed at the Zoning Project #DI2024-005. I plan on attending the meeting.

Currently, the house next door to us never “sold” and in the meantime the owners have been using the house as a short-term rental. It has been frustrating to see different people in-and -out. The frustration comes in the uncertainty on who is next door to us as my children often play in the front yard.

I asked one of the people if they were our new neighbors and she confirmed that they were just visiting and they are just air-bnb-ing. We have seen everything from families with kids use the home, to men in cyber security work trucks with blacked out windows, to cars without tags parked in the driveway and front yard. The random turnover of occupants creates unease to our home. I do not support short-term rentals.

Thank you,  
Tanja

[Texas Real Estate Commission Information About Brokerage Services](#)



Tanja McAleavey  
YOUNGER PARTNERS  
14643 Dallas Parkway, Suite 950, LB#58 | Dallas, TX 75254

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# Projects for 04/01/2024

## P&Z Consideration

- Legend**
-  ZONING CASES
  -  DEVELOPMENT PROJECTS

VILLAGE AT  
121 ADDN,  
BL 1, LT 10

Produced by Planning, City of Plano  
3/28/2024

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