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**CITY SECRETARY  
DALLAS, TEXAS**

## **City of Dallas**

*1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201*

**Public Notice**

**2 3 0 3 0 3**

**POSTED** CITY SECRETARY  
DALLAS, TX



## **COUNCIL BRIEFING AGENDA**

**April 4, 2023**

**9:00 AM**

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

## **General Information**

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

## **Rules of Courtesy**

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

## **Información General**

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

## **Reglas de Cortesía**

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

## **Handgun Prohibition Notice for Meetings of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

*"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."*



The City Council Briefing meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council Briefing on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv: https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m05c18f3ae230c0ecd3b312eabbd96d08](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m05c18f3ae230c0ecd3b312eabbd96d08)

Invocation and Pledge of Allegiance

Special Presentations

Open Microphone Speakers

### **VOTING AGENDA**

1. [23-480](#) Approval of Minutes of the March 1, 2023 City Council Meeting
2. [23-481](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

### **CASTING OF LOTS**

#### **Office of Procurement Services**

3. [23-823](#) Casting of lots to identify the recommended vendor resulting from tie bids between Colonial Hardware Corporation and Sid Tools Co., Inc. dba MSC Industrial Supply Co. on Line 100 in response to bid BV22-00020023 for a three-year master agreement for the purchase of hand and power tools and supplies

**BRIEFINGS**

- A.     [23-737](#)         Status of FY 2023 Transportation Initiatives  
          **Attachments:**   [Presentation](#)
- B.     [23-738](#)         Community Development Block Grant - Disaster Recovery Funds  
          **Attachments:**   [Presentation](#)
- C.     [23-739](#)         Proposed Short-Term Rental Zoning and Registration Ordinances  
          **Attachments:**   [Presentation](#)  
                              [Draft Ordinance Chapter 42B](#)  
                              [Draft Ordinance Chapter 52](#)

Adjournment

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-480

**Item #:** 1.

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**SUBJECT**

Approval of Minutes of the March 1, 2023 City Council Meeting





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-481

**Item #:** 2.

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**AGENDA DATE:** April 4, 2023

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** City Secretary's Office

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**SUBJECT**

Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)







# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-823

**Item #:** 3.

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**AGENDA DATE:** April 4, 2023

**COUNCIL DISTRICT(S):** N/A

**DEPARTMENT:** Office of Procurement Services

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### **SUBJECT**

Casting of lots to identify the recommended vendor resulting from tie bids between Colonial Hardware Corporation and Sid Tools Co., Inc. dba MSC Industrial Supply Co. on Line 100 in response to bid BV22-00020023 for a three-year master agreement for the purchase of hand and power tools and supplies

### **BACKGROUND**

When a request for bids results in identical bids where neither bidder is a resident of the City (or where both are residents), then the City is required to break the tie bids. This is known as the "casting of lots" under Section 271.901 of the Texas Local Government Code. The City breaks the tie by having the Mayor randomly select a sealed envelope containing a bidder's name during a City Council meeting. The selected bidder will be the winner of the contract, and the item to award the contract will be presented to the City Council during a voting agenda meeting.





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-737

**Item #:** A.

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Status of FY 2023 Transportation Initiatives



# Status of FY 2023 Transportation Initiatives

City Council Briefing  
April 4, 2023

The logo of the City of Dallas, featuring a stylized white 'D' on a dark blue background. Inside the 'D' is a white three-leaf plant. To the left of the 'D' are three horizontal white lines.

**City of Dallas**

Ghassan “Gus” Khankarli, Ph.D. P.E., PMP, CLTD  
Director  
Department of Transportation

# Presentation Overview



1. Purpose
2. Background
3. Traffic Signal Infrastructure
4. Data Management
5. ATMS Contract
6. Pavement Markings and Signs
7. Service Requests
8. Innovation
9. Next Steps
10. Discussion



# Purpose



- Provide an overview of current and ongoing transportation operations initiatives in the City of Dallas including:
  - Background and current status of traffic signal infrastructure
  - Status update on the Advanced Traffic Management System (ATMS) system operation and management
  - Pavement markings informational update
- Provide a general overview of other transportation department activities
- Next steps





# Traffic Signal Infrastructure





# Background



- On December 3, 2019, the Department of Transportation (TRN) presented the “Preliminary Look Into Traffic Signals Infrastructure” briefing to the Transportation and Infrastructure Committee.
  - Presentation laid out the average yearly cost to upgrade the signal infrastructure and the strategic approach to such upgrades.
- Following that briefing, TRN began the process of modernizing the upgrading of the traffic signal infrastructure based on the noted strategic approach.
- On April 19, 2021, TRN presented the “Infrastructure Update: Traffic Signals, School Flashers & Pavement Markings” to the Transportation and Infrastructure Committee.



# Background, continued



- On April 6, 2022, the Department of Transportation (TRN) presented the “Traffic Signal Infrastructure and Data Management Update” briefing to the City Council.
  - Included two key strategic items: (A) the ATMS contract and (B) data exchange governance, noting the collaboration with partnering agencies.
- On August 10, 2022, City Council resolution (CR 22-1571) authorized the extension of the expiring ATMS contract with Ericsson as the first step in the process of subsequent amendments to the contract.
- Recent council resolutions acted on agreements with partnering agencies for the funding or construction of traffic signals.



# Current Challenges and Opportunities



- Deteriorating physical infrastructure.
- Technological advances and system connectivity, including Advanced Traffic Controllers (ATCs) and radar.
- Natural disasters and man-made challenges.
- The following slides include pictures of scenarios found in the field.



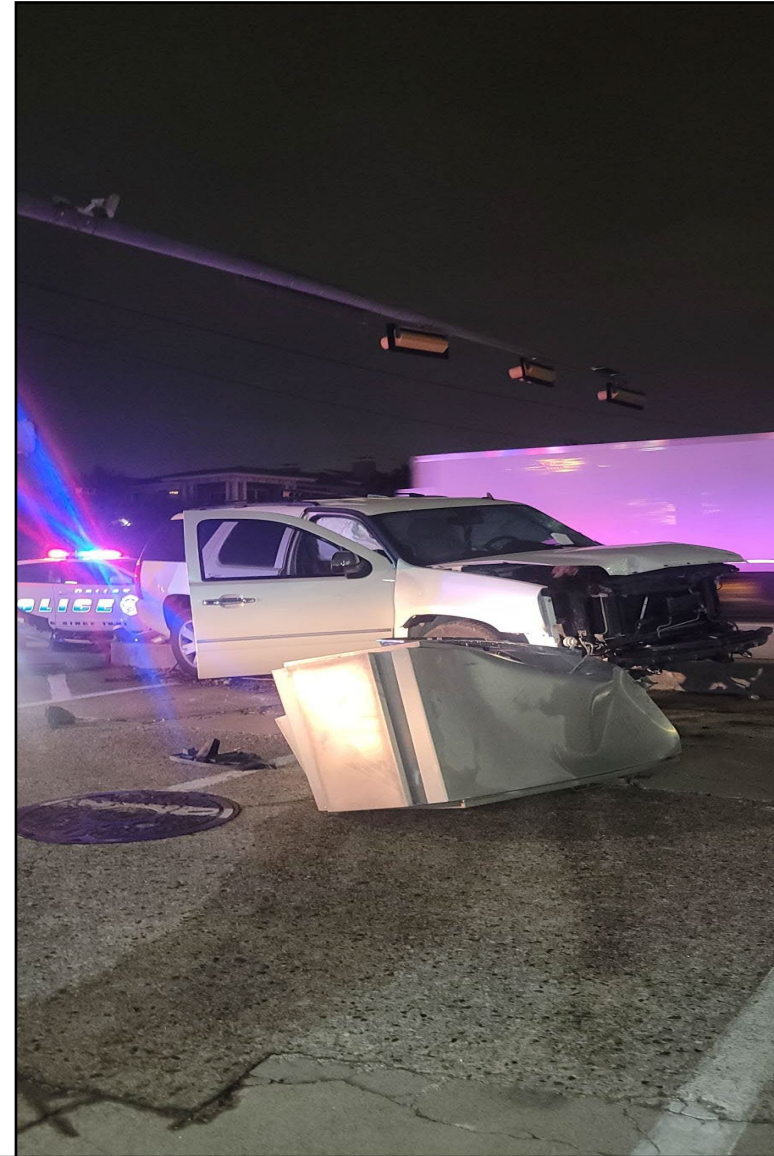


# Example – Corrosion





# Example – Third Party Damage





# Example – New Signal





# Example – New (Central Business District)



# Annual Update – Signal Infrastructure



December 2019, 2020, 2021 and 2022 Comparison

	December 2019		December 2020		December 2021		December 2022	
Construction Decade	Number of Signals	Percent of Signals	Number of Signals	Percent of Signals	Number of Signals	Percent of Signals	Number of Signals	Percent of Signals
Before 1980	748	54.20%	725	51.60%	696	48.81%	665	46.31%
1980-89	195	14.13%	186	13.24%	178	12.48%	175	12.19%
1990-99	144	10.43%	144	10.25%	139	9.75%	137	9.54%
2000-09	78	5.65%	81	5.77%	80	5.61%	80	5.57%
2010-19	215	15.58%	220	15.66%	219	15.36%	215	14.97%
2020-22	0	0.00%	49	3.49%	114	7.99%	164	11.42%
Total	1,380	100.00%	1,405	100.00%	1,426	100.00%	1,436	100.00%

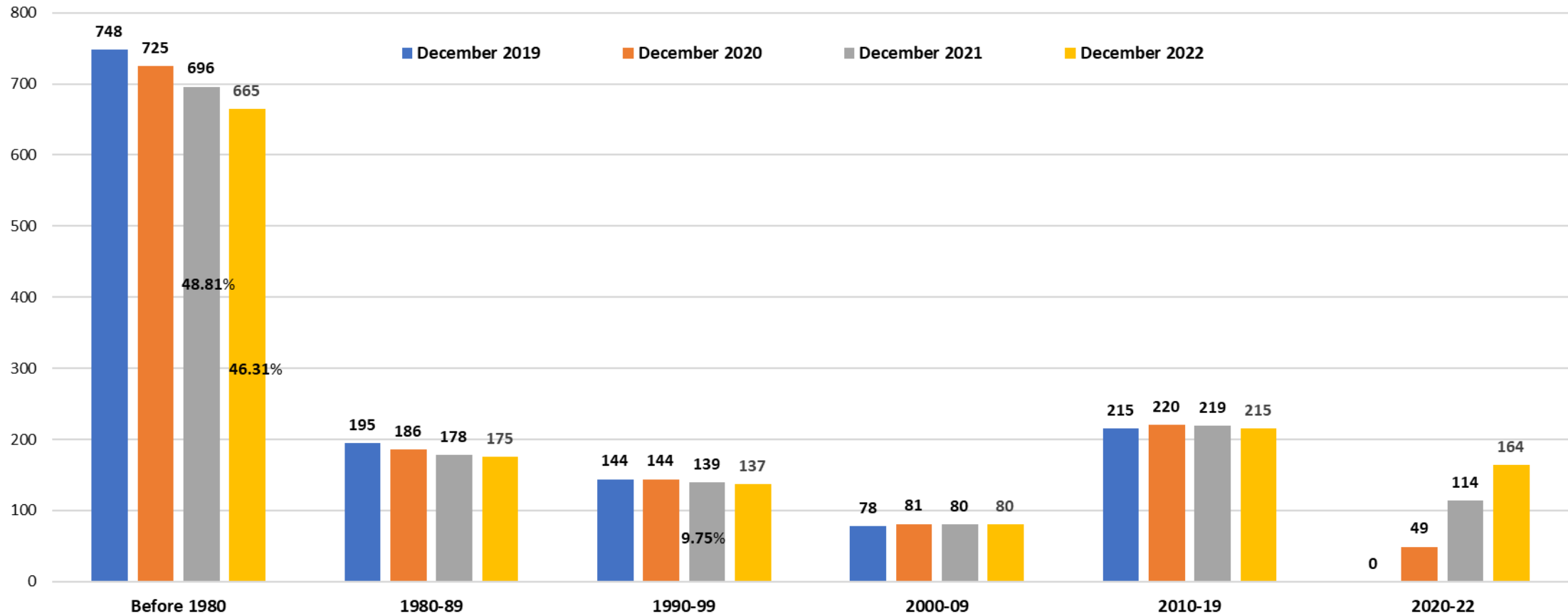




# Annual Update – Signal Infrastructure



Signals by Construction Decade



# Annual Update – Electronic Components

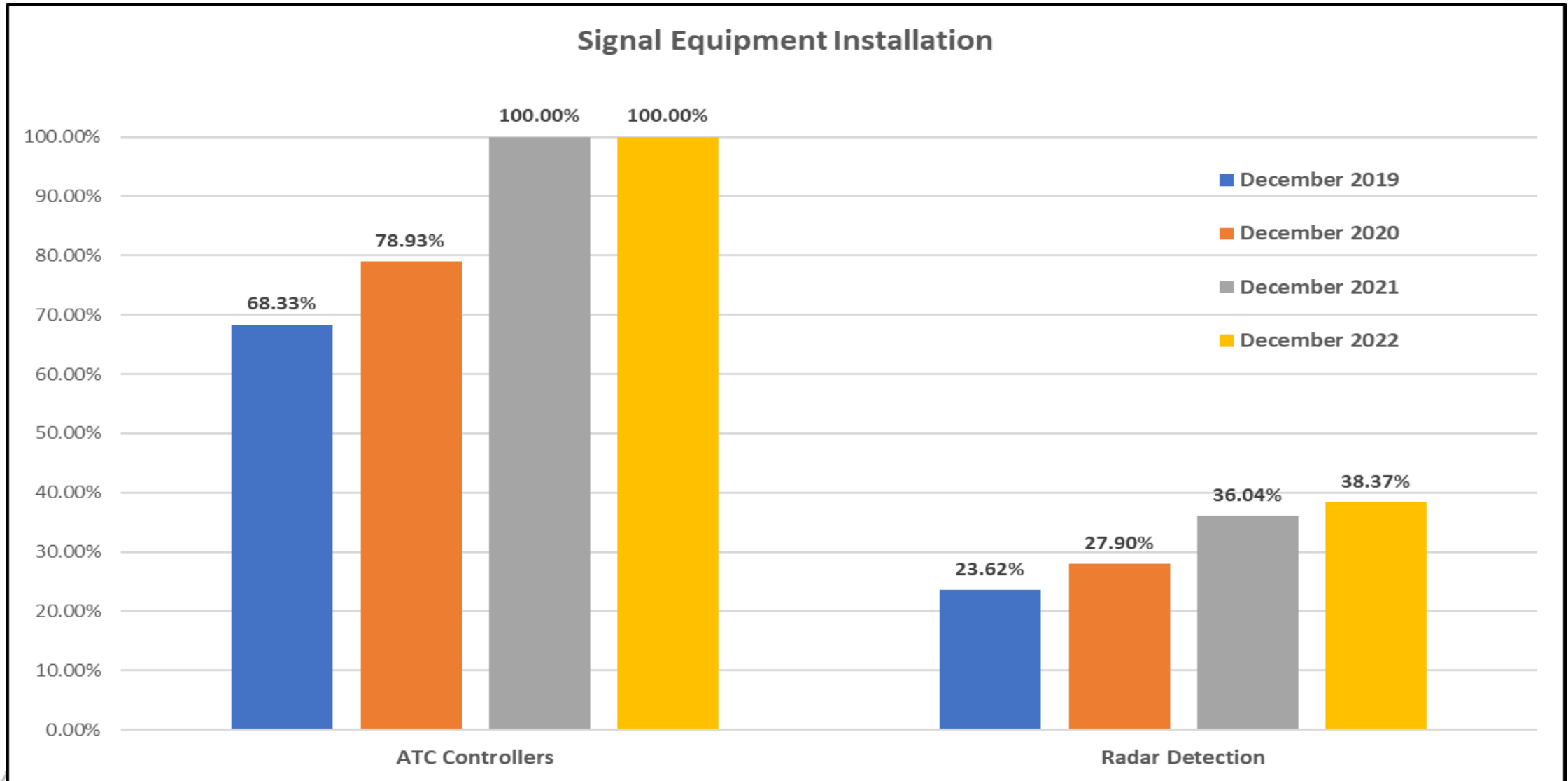


December 2019, 2020, 2021 and 2022 Comparison

	Number of Signals	ATC Controllers	ATC % Completed	Radar Detection	Radar Detection % Completed
<b>December 2019</b>	1,380	943	68.33%	326	23.62%
<b>December 2020</b>	1,405	1,109	78.93%	392	27.90%
<b>December 2021</b>	1,426	1,426	100.00%	514	36.04%
<b>December 2022</b>	1,436	1,436	100.00%	551	38.37%



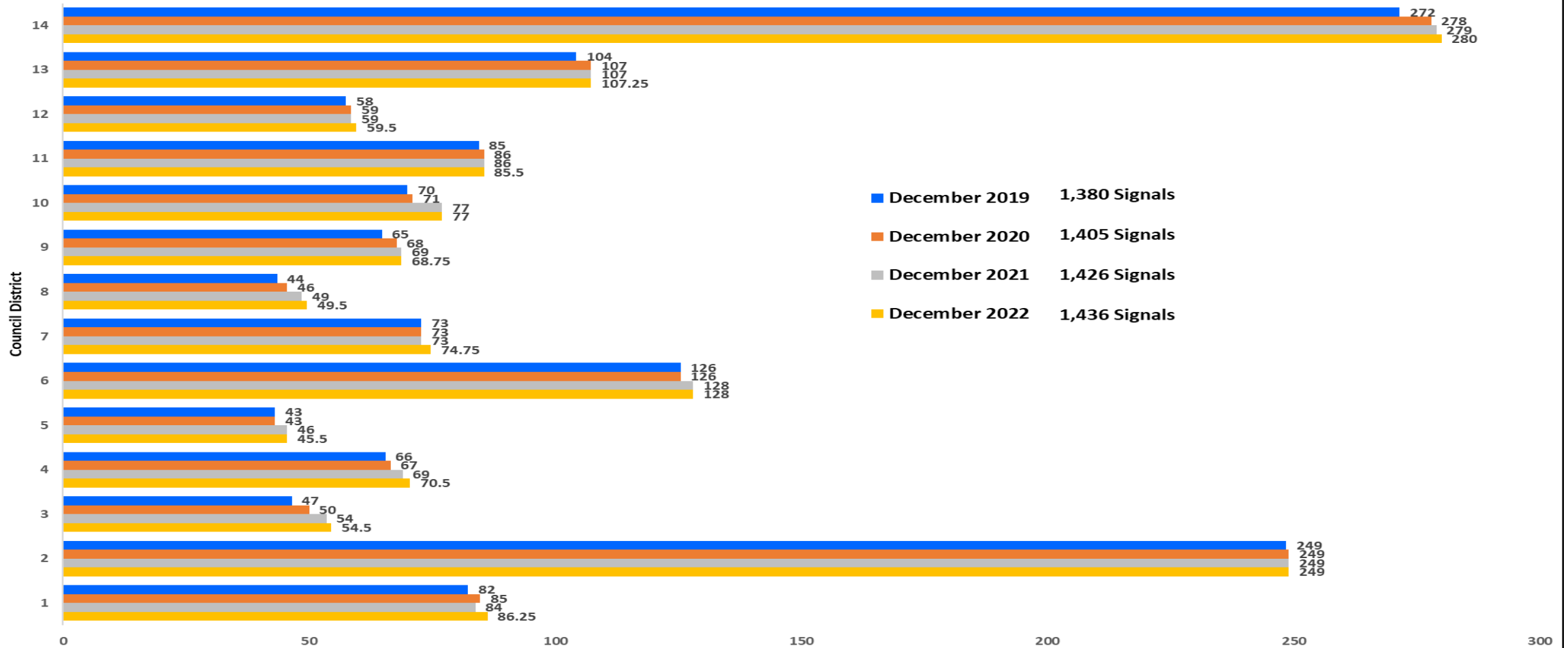
# Annual Update – Electronic Components



# Annual Update



Number of Traffic Signals by Council District



# Annual Update – Total Signals by CD



Council District	December 2019	%Total	December 2020	%Total	December 2021	%Total	December 2022	%Total
1	82.25	5.96%	84.75	6.03%	83.75	5.87%	86.25	6.01%
2	248.5	18.01%	249	17.72%	249	17.46%	249	17.34%
3	46.5	3.37%	50	3.56%	53.5	3.75%	54.5	3.80%
4	65.5	4.75%	66.5	4.73%	69	4.84%	70.5	4.91%
5	43	3.12%	43	3.06%	45.5	3.19%	45.5	3.17%
6	125.5	9.09%	125.5	8.93%	128	8.98%	128	8.91%
7	72.75	5.27%	72.75	5.18%	72.75	5.10%	74.75	5.21%
8	43.5	3.15%	45.5	3.24%	48.5	3.40%	49.5	3.45%
9	64.75	4.69%	67.75	4.82%	68.75	4.82%	68.75	4.79%
10	70	5.07%	71	5.05%	77	5.40%	77	5.36%
11	84.5	6.12%	85.5	6.09%	85.5	6.00%	85.5	5.95%
12	57.5	4.17%	58.5	4.16%	58.5	4.10%	59.5	4.14%
13	104.25	7.55%	107.25	7.63%	107.25	7.52%	107.25	7.47%
14	271.5	19.67%	278	19.79%	279	19.57%	280	19.50%
<b>Total</b>	<b>1380</b>		<b>1405</b>		<b>1426</b>		<b>1436</b>	



# Annual Update-Signals by Decade by CD-Numbers



Council District	Before 1980	1980-89	1990-99	2000-09	2010-19	2020-22	Total	%Total
1	43.5	2.25	1.25	1.5	17.5	20.25	86.25	6.01%
2	155.25	16.75	11.5	14	43.75	7.75	249	17.34%
3	17.25	4.25	7	7.25	7	11.75	54.5	3.80%
4	36.75	4	7.75	1	8	13	70.5	4.91%
5	23	1	2.25	3	9	7.25	45.5	3.17%
6	57.25	26.75	6	7	22	9	128	8.91%
7	35.25	8.5	8.5	3	6.75	12.75	74.75	5.21%
8	7.75	11	7.75	3.75	9.25	10	49.5	3.45%
9	32.5	7.75	2	2	6	18.5	68.75	4.79%
10	15.25	12	13	2	12	22.75	77	5.36%
11	27.5	27.5	11	7	10	2.5	85.5	5.95%
12	1.75	20.75	13.5	16	4	3.5	59.5	4.14%
13	51.5	16	12.5	1	21	5.25	107.25	7.47%
14	160.5	16.5	33	11.5	38.75	19.75	280	19.50%
<b>Total</b>	665	175	137	80	215	164	1,436	100.00%



# Annual Update-Signals by Decade by CD-Percentage



Council District	Before 1980	1980-89	1990-99	2000-09	2010-19	2020-22	Total	%Total
1	7%	1%	1%	2%	8%	12%	86.25	6.01%
2	23%	10%	8%	18%	20%	5%	249	17.34%
3	3%	2%	5%	9%	3%	7%	54.5	3.80%
4	6%	2%	6%	1%	4%	8%	70.5	4.91%
5	3%	1%	2%	4%	4%	4%	45.5	3.17%
6	9%	15%	4%	9%	10%	5%	128	8.91%
7	5%	5%	6%	4%	3%	8%	74.75	5.21%
8	1%	6%	6%	5%	4%	6%	49.5	3.45%
9	5%	4%	1%	3%	3%	11%	68.75	4.79%
10	2%	7%	9%	3%	6%	14%	77	5.36%
11	4%	16%	8%	9%	5%	2%	85.5	5.95%
12	0%	12%	10%	20%	2%	2%	59.5	4.14%
13	8%	9%	9%	1%	10%	3%	107.25	7.47%
14	24%	9%	24%	14%	18%	12%	280	19.50%
<b>Total</b>	100%	100%	100%	100%	100%	100%	1,436	100.00%
<b>Total</b>	665	175	137	80	215	164	1,436	100.00%



# Improvements Since December 2019



- Since December 2019, we:
  - Added 56 new signals to the system, bringing the total from 1380 to 1436.
  - Reconstructed 108 existing signals.
- Completed the upgrades to all the traffic signal controllers in December 2021.
- Increased the number of locations with radar detection to 38% of the system.
- These improvements allow the City to better manage the traffic signals through the ATMS.





# Advanced Traffic Management System (ATMS)

# What is ATMS?



- It is an integrated and centralized system that stores and displays traffic signal data and allows real-time evaluation of signal operations.
- Utilizes sensors, signage, information, processing, and other technology from across municipalities and agencies to provide overarching and shared capabilities.
- It provides real time information about traffic operations at signalized intersections.



# What is ATMS?



Connected Urban Transport

https://dallas-dca.cute-ericsson.net/#/main

For quick access, place your favorites here on the favorites bar. [Manage favorites now](#)

Quick search... Abrams-Fisher

Tools Alarms Settings Services Help Test Admin

### Alarms

Active alarms +99 Alarm history

Search Items... Show cleared alarms (5) 1 of 104

Severity	Raised	Alarm code	Alarm name	Device name	Service name	
Minor	7:00 AM, 2022-3-24	LocalFree	Local Free	Harry Hines-Nort...	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>
Minor	6:30 AM, 2022-3-24	LocalFree	Local Free	Abrams-Gaston	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>
Minor	2:29 AM, 2022-3-20	LocalFree	Local Free	Central-LBJ EBSR	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>
Minor	1:00 AM, 2022-3-19	LocalFree	Local Free	Central-LBJ WBSR	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>
Critical	4:30 AM, 2022-3-18	DetectorFault	Detector Fault	Kliest-Lancaster	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>
Minor	4:30 AM, 2022-3-18	Veh Det-No Act-23 Veh Det - No Activ...	Kliest-Lancaster	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>	
Minor	4:30 AM, 2022-3-18	Veh Det-No Act-28 Veh Det - No Activ...	Kliest-Lancaster	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>	
Minor	4:30 AM, 2022-3-18	Veh Det-No Act-27 Veh Det - No Activ...	Kliest-Lancaster	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>	
Minor	4:30 AM, 2022-3-18	Veh Det-No Act-22 Veh Det - No Activ...	Kliest-Lancaster	TMS 2.0	<a href="#">View</a> <a href="#">Acknowledge</a>	

#### Central-Lemmon

Central-Lemmon  
[Show on map](#)

Status: OK (10)  
Operational status: Coordinated  
Traffic Signal Pattern: 5

[Open Intersect...](#) [Apply action](#)

Properties

Inter-application id: 246  
latitude: 32.8034210205078  
longitude: -96.7931213370906  
DeviceID: e585c6d8-a0b1-4c21-8cb8-2a83130a1327  
IntersectionID: 246  
DeviceNumber: 246  
Make: Intelight  
Model: MaxTime

#### Buckner-John West

#### Layer control

Devices Filters Map data Groups Map pins

Search Items...

All devices

Traffic controllers

- COD TRN ATC
- COD TRN ATC 2.0

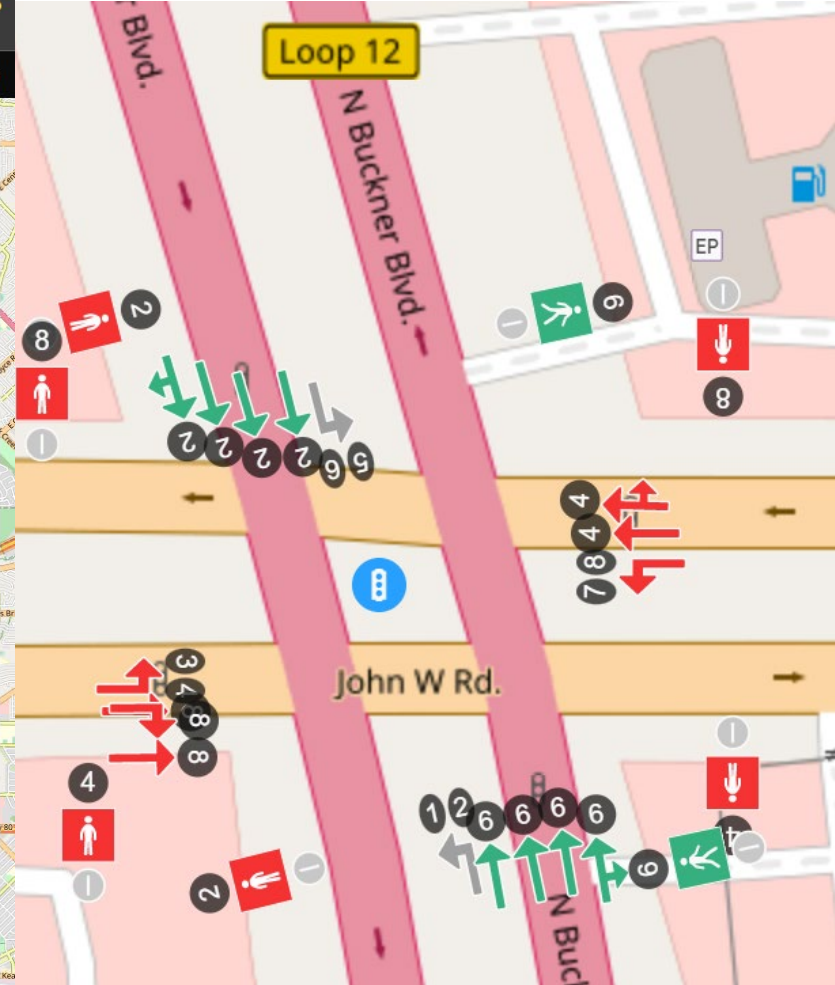
Cameras

- COD TxDOT CCTV
- COD VMS Cameras

Dynamic message signs

- COD TxDOT DMS

Workforce





# ATMS Components



- The ATMS contract with Ericsson was approved in August 2017 for a total of \$9.876 million covering development and maintenance for five years, with an option to renew for an additional five years.
- Components include:
  - **Advanced Traffic Controllers (ATCs)** – field computer at each traffic signal - replaces 1980's era controller technology.
  - **Traffic Management System (TMS)** – Centralized Computer Management System for the Traffic Signals - replaces 1992 Computer System.
  - **Video Management System (VMS)** – manages traffic monitoring cameras - replaces 1990's era analog technology.
  - **Asset Management System (AMS)** - Integration of City's Electronic Work Order and Asset Management System (EWAMS) and replaces a variety of spreadsheets, databases, and paper forms.



# ATMS Enhancements

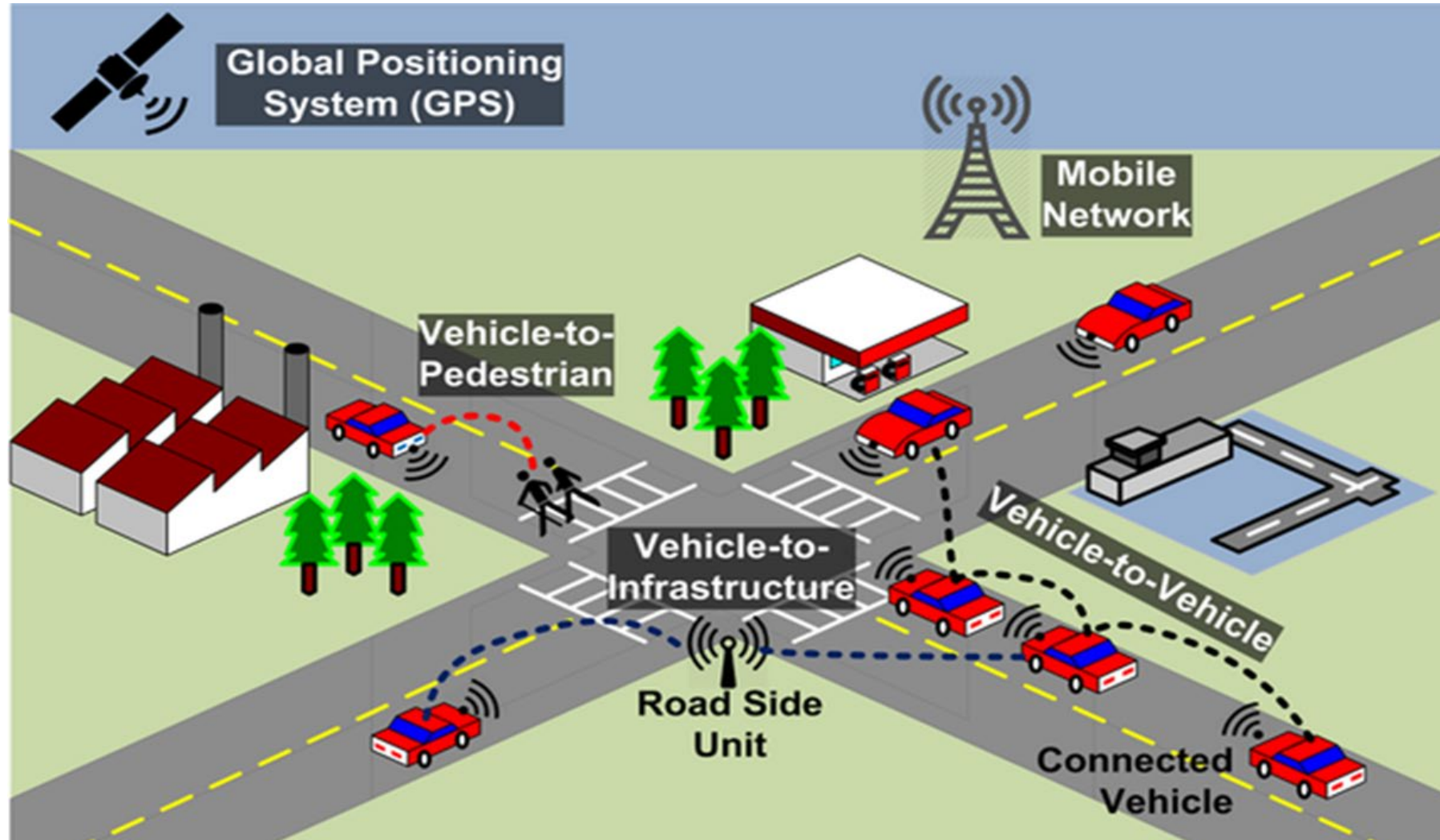


- The full operational value of ATMS relies on robust, reliable, and secure data exchange.
- The City's original contract with Ericsson did not include the Connected Vehicles/Autonomous Vehicles (CV/AV) module.
- Activation of this module is necessary for future data management.



# Data Management and the Future

# Data Management and the Future





# Data Management and the Future



- TRN has a forward-thinking approach to its signal and streetlight infrastructure covering the following three components:
  - Physical infrastructure component
  - Technological and system integration component inclusive of signal synchronization
  - Data exchange component
- TRN is coordinating these efforts with other city departments including Information and Technology Services, Data Analytics and Business Intelligence, and others





# Data Management and the Future



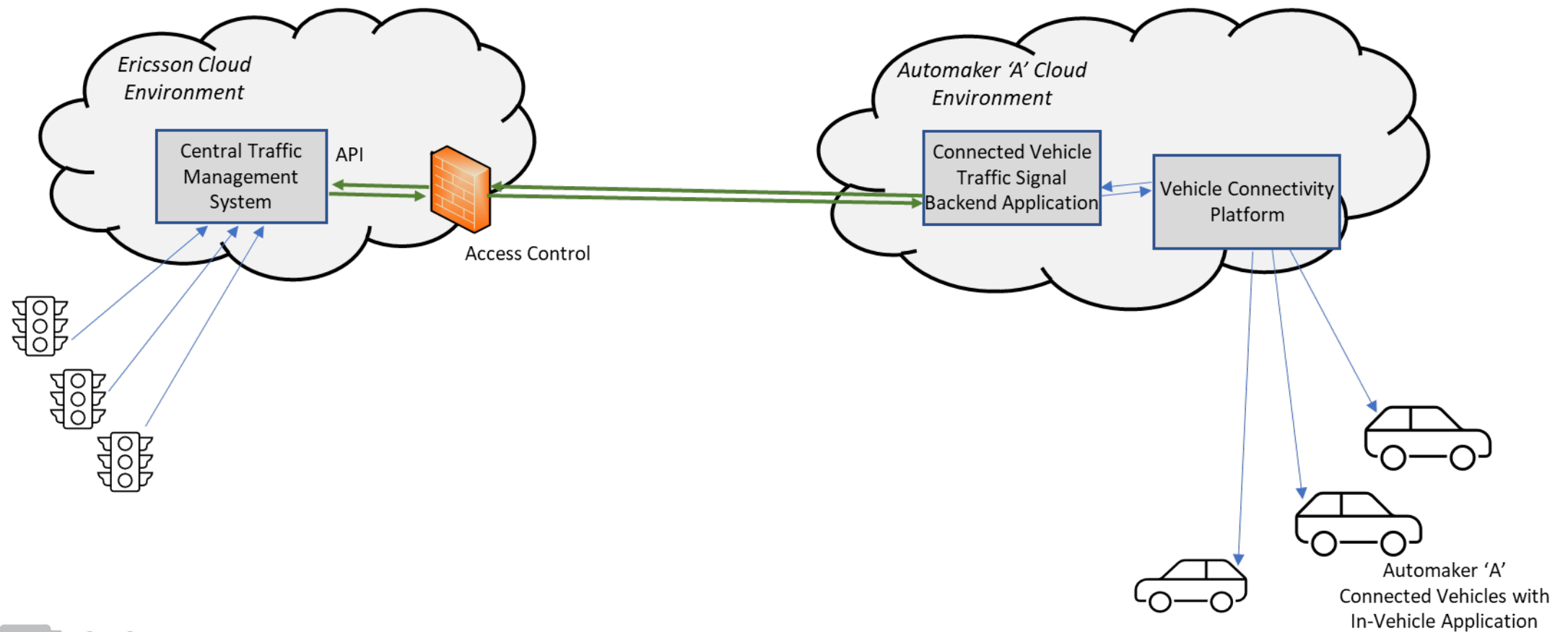
- Technological advances, public safety and regional integration requires having our systems updated and ready
- This necessitates the activation of the CV/AV component of the ATMS
- Activation of the CV/AV requires data exchange and a new set of rules that govern this process
- Additional enhancements to the existing system allows the city to incorporate the management of other systems such as school flashers, pre-emption capabilities, transit signal priority, etc.



# Data Management and the Future



## Dallas Traffic Signal Data Sharing



# Ericsson Contract Amendment Scope



Scope	Description
System Enhancements	Integrate school flasher and Battery Back Up Units (BBUs) into ATMS for real time status/data/control
CV/AV Solutions and ATCMTD Support	Integrate Kinetic CV to enable real-time signal status sharing needed for the ATCMTD SM Wright project, signal pre-emption for emergency response, transit signal priority, and other applications
Extension of System Operation and Maintenance	Exercise five year renewal option of original contract from November 2022 to November 2027 for Ericsson to continue operation & maintenance of ATMS system



# Data Management and the Future



- Data exchange requires technological advances to address (a) Latency and (b) Security
- In 2013, the U.S. DOT published a data business plan. Key components include:
  - Data governance, quality, standards, privacy, and security
  - Oversight and coordination of data management practices
- COD's cost to activate the CV/AV module encompasses the following:
  - COD initial payment (activation cost)
  - COD yearly maintenance cost
  - Cost associated to manage 3<sup>rd</sup> party participation covering:
    - Program administration
    - Data exchange cost per data byte



# Current Opportunities - Estimated Cost



Estimated cost for budgeting purposes

Description	One Time Cost	Avg Yearly Cost	Total over 5 years	Comments
Existing systems Operations and Cloud Services	\$ -	\$ 900,000	\$ 4,500,000	Service is necessary to maintain operation of current system
Kinetic Signals Upgrade	\$ 3,100,000	\$ 310,000	\$ 4,650,000	Upgrade of current system needed for TSP, preemption, and improved CV/AV
School Flashers and BBU Integration	\$ 1,600,000	\$ 575,000	\$ 4,475,000	Service is necessary to integrate the school flashers and BBU into current system which improves safety of school children
TxDOT visualization and usability overhaul	\$ 1,800,000	\$ 200,000	\$ 2,800,000	Dynamic map updates for traffic incidents; tools for more efficient traffic management
CV/AV License and deployment	\$ 1,900,000		\$ -	Service is necessary to: (a) meet FHWA's ATCMTD grant requirements, (b) Activate the option for traffic signals preemption for emergency response, and (c) position the city for future technologies
CV/AV Corridor Testing - Frankford Rd and SM Wright; Includes support for TTI analysis	\$ 1,700,000		\$ -	Service is necessary to test the CV/AV system and refine its operation and meet FWHA's ATCMTD requirements
CV/AV Data Share with 511 DFW	\$ 1,500,000		\$ -	Part of ATCMTD scope to synchronize road closures, construction, events, incidents and make available for regional travelers and public users to view
CA/AV Data Share with DART	\$ 1,900,000			Transit priority for DART vehicles
COD CV yearly cost after deployment		\$ 600,000	\$ 3,000,000	Yearly maintenance cost
3rd Party CV data access/user (DART, 511DFW, automakers, etc)	\$ 100,000	\$ 300,000	\$ 1,600,000	Estimated yearly cost for a 3rd party to have access to traffic signals data. This cost can increase based on usage and excludes COD administration cost





# Data Management – Third Party



- COD will be the administrator of any 3<sup>rd</sup> party access to COD-owned data. 3<sup>rd</sup> party includes internal users such as DFR or DPD who use a different system/provider that needs to be integrated into TRN's Ericsson ATMS system.
- Any 3<sup>rd</sup> party access request will be required to be through COD as Ericsson's contract is with COD and will not have separate contract with any 3<sup>rd</sup> party for governance control.
- The City will incur costs to manage the program and the related usage expenses.
- A long-term funding strategy for 3<sup>rd</sup> party data & maintenance costs will be required. This funding strategy could include monetization of data management.



# Summary of Opportunities



- Inclusion of school flashers and BBU's into the ATMS will provide: (a) real time management and response to potential field issues and (b) enhanced safety around schools and for the traveling public.
- Activation of the CV/AV module will allow for:
  - The ability for our emergency responders to preempt our traffic signals through a GPS tracked movement
  - As per FHWA's Signal Timing Manual, benefits include:
    - Improved response time for emergency vehicles
    - Improved safety and reliability for vehicles receiving preemption right of way
    - Improved safety and clarity of right-of-way for other roadway users
  - Positioning the city to accommodate emerging/future technologies necessary to manage future mobility demands



# Pavement Markings and Signs



# Example – Pavement Markings



# Pavement Markings Overview



- Approximately 1,700 linear miles of roadways that account for nearly 8.5 million linear feet of stripes.
- 8,400 crosswalks, primarily at signalized intersections and includes nearly 3,400 school related locations.
- Approximately 7,000 stop bars and 2,700 pavement legends such as turning arrows.
- Nearly all street striping is installed by contractors.
- Majority of striping is completed between March and October, due to weather challenges in the colder months.
- City primarily uses Thermoplastic with a lifecycle of 2 to 5 years depending on roadway conditions and traffic volumes.
- Currently testing the use of preformed tape for some limited applications.



# Pavement Markings Overview



**\$1.8 Million** required to consistently restripe 400 +/- miles every year to maintain a high level of visible striping within the City to be on an average of 4 year cycle.



**\$1.8 Million** required to consistently restripe 1,200 crosswalks/stop bars for pedestrian safety and functional operations at school crossings, intersections and/or street every year to be on an average of 7 year cycle.

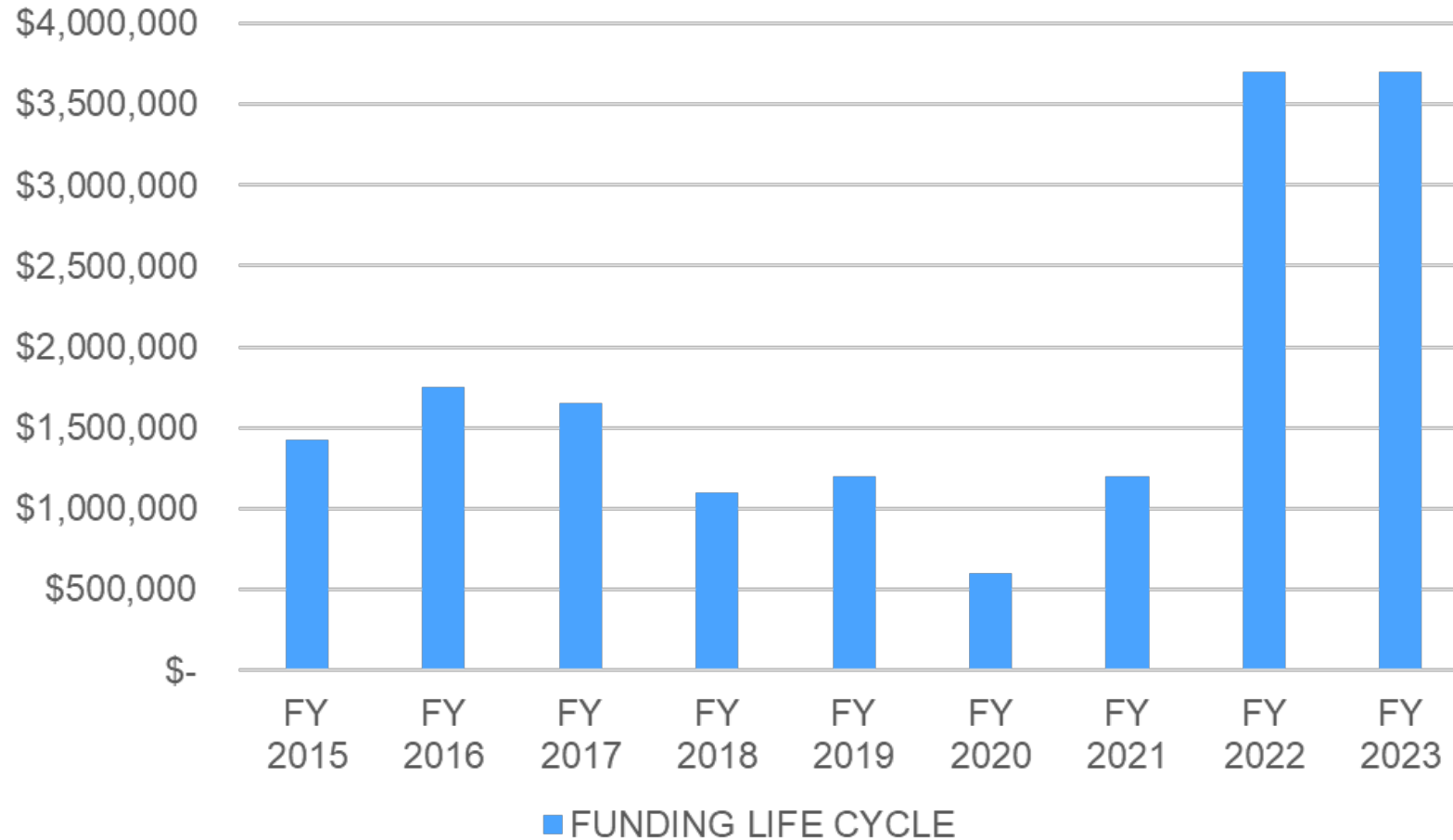


Ideal to consistently restripe 35 miles of bike facility to enhance reflectivity and exclusive protection of cyclists within the City (\$40,000 per mile) to be on an average of 4 year cycle.

# Pavement Markings – Budget



## OVERALL HISTORY

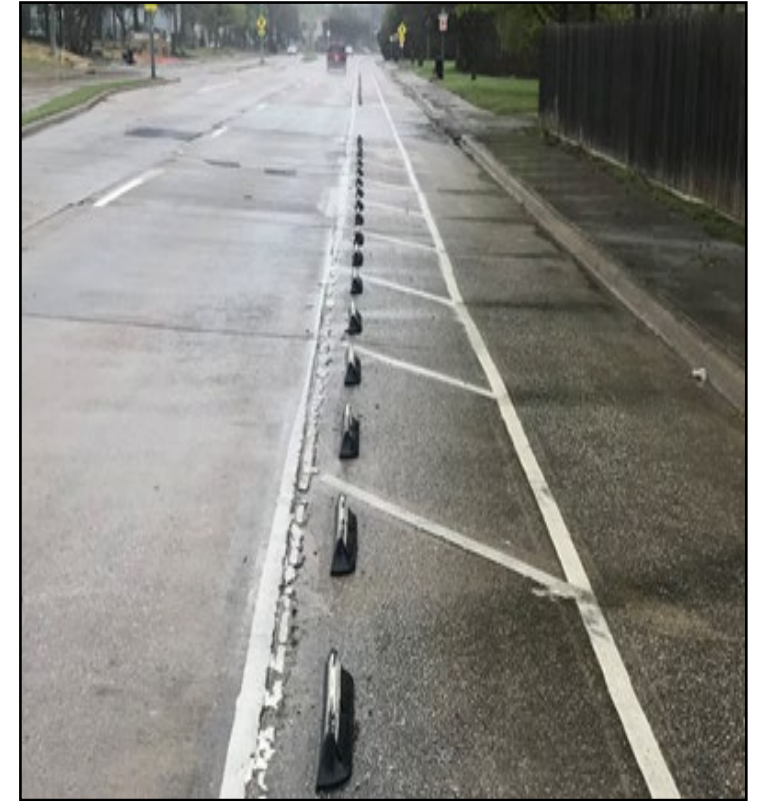




# Pavement Markings – Bike Lanes



- Painted bike symbols and signs are recommended every 250 feet



# Pavement Markings – Bike Lanes



- Green color enhancements are primarily used at specific designated areas
- Higher cost to implement colored pavement markings





# Example – Pavement Markings Challenges





# Traffic Signs



- Approximately 150,000 traffic signs throughout the city ranging from regulatory signs (stop signs, speed limits), warning signs (school zone, pedestrian crossings) and guide signs (street name plates).
- Replacement of 900 signs monthly (maintenance) for a total of 10,800 signs annually.
- Due to increases in aluminum industry wide, the cost for signs have increased by approximately 300%.



# Service Requests (SRs)

# SR Overview



- TRN processed approximately 95,755 SRs in 2021 and 2022
- Parking SRs increased by a total of 57% in 2022 since TRN began handling additional enforcement duties from DPD
- District Engineering handles the field requests including neighborhood traffic calming

SR by Division	2021	2022
Dispatched Transportation Calls	16840	15734
District Engineering	2903	3957
Transportation Planning	982	137
Parking Enforcement	15811	24994
Signals and Maintenance	511	436
Signs & Pavement Markings	5659	4891
Street Lighting	1310	1590
<b>Grand Total</b>	<b>44016</b>	<b>51739</b>





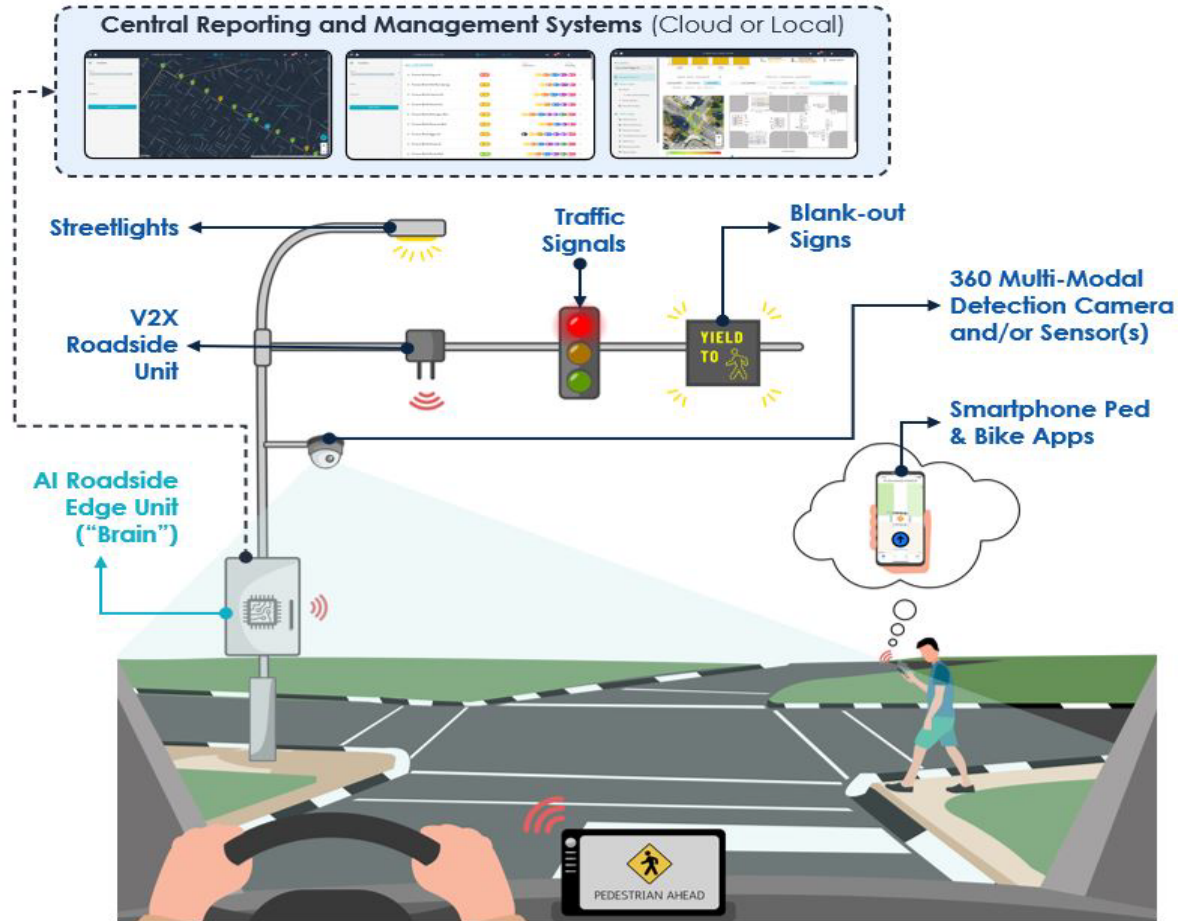
# Innovation



# Innovation – Real Time Analytics



## Intelligent and Safe Intersection Concept



### Select Use-Cases Enabled:

- **Multimodal** Detection and Traffic Signal **Adaptive** Control
- Blank-out Signs **Passive Actuation**
- Ped & Bike **Smartphone Safety Applications**
- **Connected Vehicles** Safety Alerts
- Streetlight **Brightness Control**
- **Near-Miss** and **Pedestrian Compliance** Issue Detection

### Key Features:

- Real-Time **AI-Powered** Analytics
- **Interoperable** and **Flexible** System
- **Open-Standard** Architecture and Communication Protocols
- **Modular** Application Platform

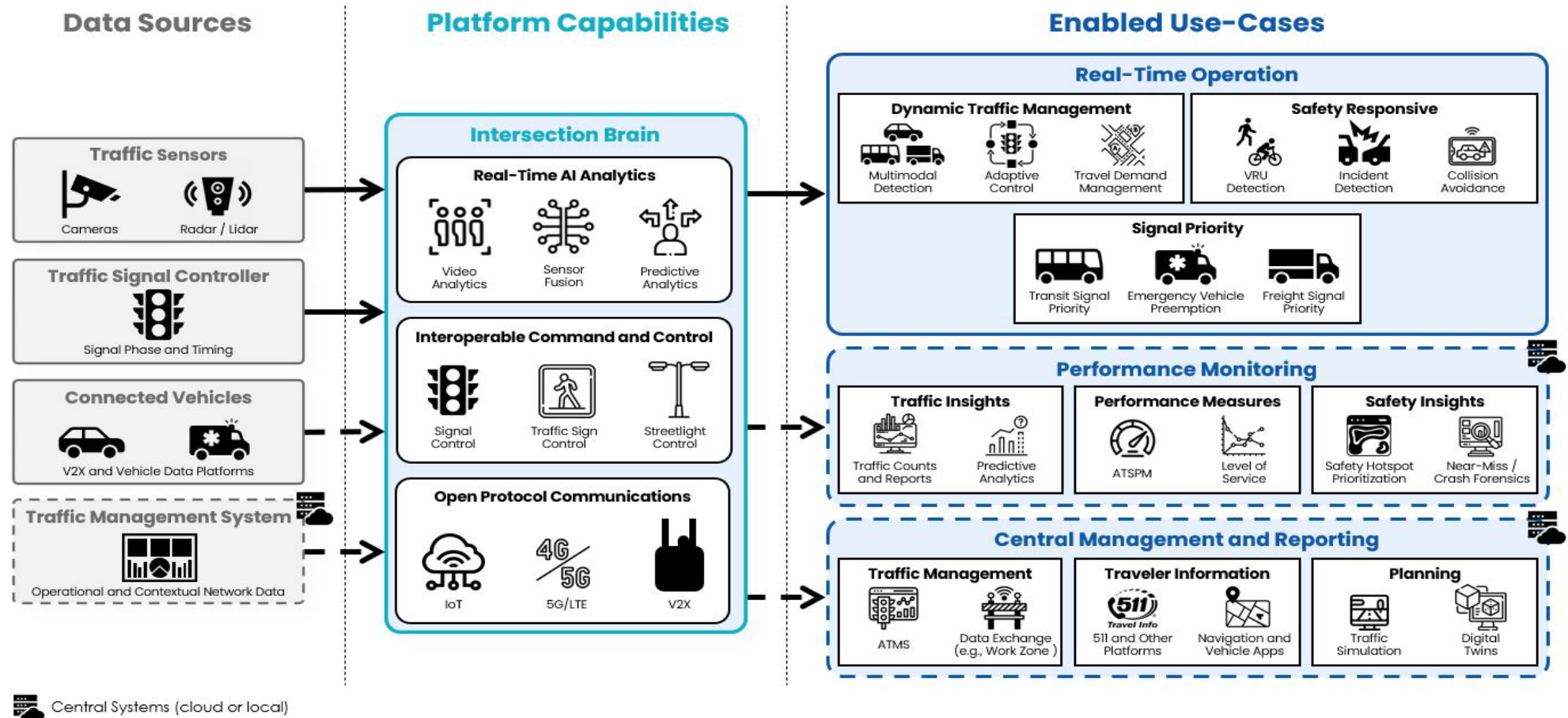




# Innovation – Real Time Analytics



## Intelligent and Safe Intersection Platform



# Innovation – Solar Powered Streetlights





# Innovation – Parking Meters and DMS



Dynamic Message Sign (DMS)



Ref: Google Map, Accessed 3-31-2023



# Key Challenges



- Supply chain, resources, and warehousing
- Unauthorized excavation/ borings that damage underground conduits and electrical systems
- Theft of wires that render streetlights inoperable
- Price volatility
- Other



# Next Steps



- **Traffic Signals:**

- Council action in early Fall to amend the City's existing contract with Ericsson to:
  - Migrate the current "Maxview" system to "Kinetic" system, add the CV/AV option and associated updates to the ATMS system
  - Add the needed services for FHWA's ATCMTD SM Wright Grant
  - Continue the internal and external coordination regarding preemption and transit signal priority

- **Traffic Signal Data Exchange Policy:**

- Continue to work with other departments to finalize the 3<sup>rd</sup> party data exchange policy framework for future council action

- **Future Updates and Progress Reports :**

- Status update on Vision Zero efforts, Bike Plan, Curb Lane Management, Traffic Calming Policy, and implementation of the Strategic Mobility plan



# Discussion



- General questions/comments/feedback





# Status of FY 2023 Transportation Initiatives

City Council Briefing  
April 4, 2023

The logo of the City of Dallas, featuring a stylized white 'D' on a dark blue background. Inside the 'D' is a white three-leaf plant. To the left of the 'D' are three horizontal white lines.

**City of Dallas**

Ghassan “Gus” Khankarli, Ph.D. P.E., PMP, CLTD  
Director  
Department of Transportation



# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-738

**Item #:** B.

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Community Development Block Grant - Disaster Recovery Funds





**City of Dallas**

# Community Development Block Grant – Disaster Recovery Funds

City Council Briefing  
April 4, 2023

Janette Weedon, Director  
Chan Williams, Assistant Director  
Budget & Management Services  
Christine Crossley, Director  
Office of Homeless Solutions  
Andres Espinoza, Director/Chief Building Official,  
Development Services  
Thor Erickson, Assistant Director  
Housing and Neighborhood Revitalization

# Purpose



- Update on status of Community Development Block Grant – Disaster Recovery Funds (CDBG-DR)
- Overview of requirements and eligible activities
- CDBG Funding - Housing Type
- Tiny and Pallet Homes Overview and Discussion
- Staff Recommendation
- Next Steps
  - CDBG – DR Action Plan and Budget Development Timeline





# CDBG - Disaster Recovery Funds



- On March 22, 2022, the Department of Housing and Urban Development (HUD) allocated nearly \$3 billion of the Disaster Recovery Relief Supplemental Appropriations Act, Community Development Block Grant Disaster Recovery (CDBG-DR) funds for major disasters that occurred in 2020 and 2021
- HUD announced that the City of Dallas would receive a direct allocation of CDBG-DR funds in the amount of \$24.4 million
  - Funds are typically awarded to the State
  - City of Dallas has never received CDBG-DR funds from the State or a direct allocation
  - Funds awarded due to the February 2021 winter weather storm





# CDBG - Disaster Recovery Funds



- Prioritizes low-and moderate-income (LMI) persons and most impacted and distressed (MID) areas
  - For CDBG-DR funds, the entire City of Dallas is included in the MID
- Each activity must:
  - Address a direct or indirect impact from the disaster in a MID
  - Be a CDBG eligible activity and meet a national objective
    - Principally benefit LMI persons
    - Aid in prevention or elimination of slum and blight
    - Meet needs having a particular urgency
- Funds can only be used for unmet recovery needs or mitigation activities not addressed by other resources
  - Cannot duplicate financial assistance or be used to reimburse for payment made from any other source



# CDBG - Disaster Recovery Funds



- To receive CDBG-DR funds, the City must develop an Action Plan that details the use of funds to address unmet recovery needs and mitigation activities related to the Disaster Recovery
  - The CDBG-DR budget is included in the Action Plan
- On December 14, 2022 City Council approved final adoption of CDBG-DR budget in the amount of \$24,433,000
- On January 18, HUD distributed an Allocation Amendment Notice increasing the amount of CDBG-DR funds by \$15,967,000
- Amended CDBG-DR budget covering the full allocation of \$40,400,000 is now due to HUD by May 18
- Funds must be spent within six (6) years of the date HUD signs the grant agreement



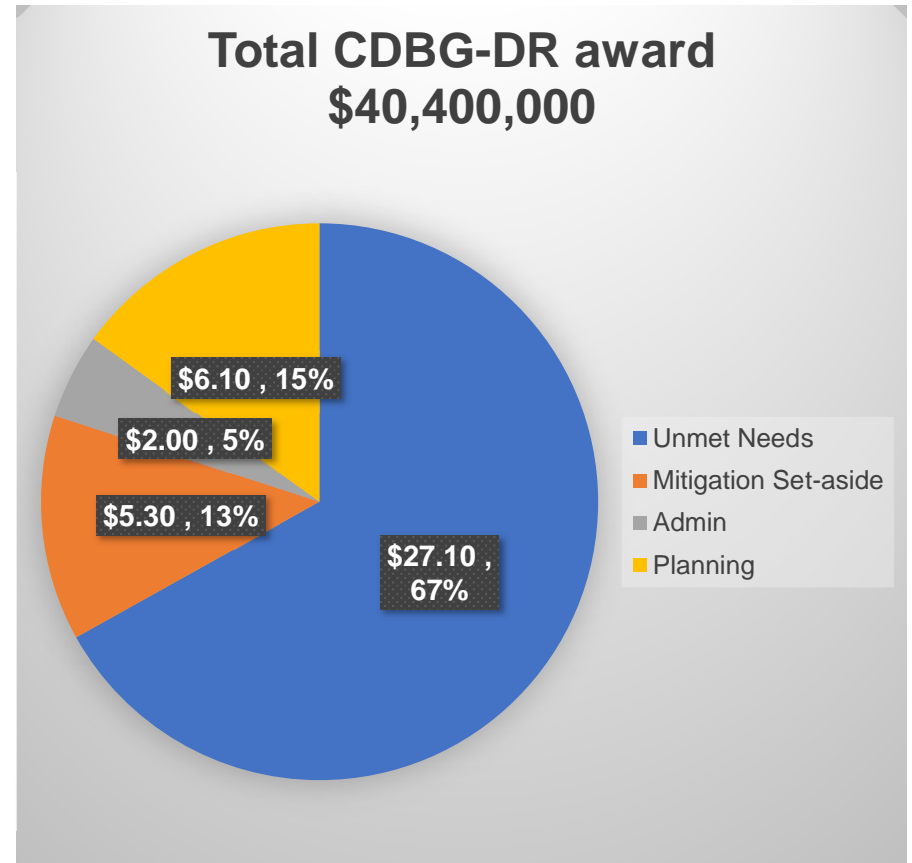
# CDBG - Disaster Recovery Funds



## Eligible use of Funds by Category

- Unmet Need - \$27,050,000
  - Disaster recovery
  - Restoration of infrastructure
  - Housing
  - Economic revitalization
- Mitigation Set-aside - \$5,270,000
  - Amount determined by regulations
  - Mitigation of future hazard risks does not require a direct connection to the qualifying major Disaster Recovery
- Planning - \$6,060,000
  - Up to maximum 15% allowed
  - Data acquisition, analysis, and creation of action plan
  - Other activities necessary to enable spending of funds, including software or technology
- Administration - \$2,020,000
  - Up to maximum 5% allowed
  - Budget development, citizen participation, reporting, and general administration

NOTE: Direct payments to individuals is not allowed with these funds



# CDBG - Disaster Recovery Funds



## Amended FY 2022 CDBG-DR Budget

<b>Proposed Use of Funds by Category</b>	<b>Adopted Budget 12-14-22</b>	<b>Additional Funds</b>	<b>Proposed Amended Budget</b>
Housing Activities	\$15,324,350	\$12,585,650	\$27,910,000
Infrastructure	2,700,000	-	2,700,000
Planning	2,000,000	500,000	2,500,000
Mitigation	3,187,000	2,083,000	5,270,000
Administration	1,221,650	798,350	2,020,000
<b>Total</b>	<b>\$24,433,000</b>	<b>\$15,967,000</b>	<b>\$40,400,000</b>



# Other Cross-Cutting Requirements



- CDBG-DR funding must comply with all other applicable cross-cutting federal requirement
- The cross-cutting regulations must be addressed in the action plan and implemented throughout the grant process

- Environmental Review
- Flood Insurance
- Labor Standards
- Section 3 Economic Opportunities
- Federal Funding Accountability and Transparency Act
- Financial Management & Procurement
- Lead Based Paint
- Fair Housing, Handicapped Accessibility & Equal Opportunity
- Relocation and Acquisition (URA)







# Tiny and Pallet Homes Overview and Discussion



# What are Tiny Homes and Pallet Homes?



Dwelling Units are defined by the 2021 International Residential Code (IRC) as "a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation"

Tiny homes are defined by the 2021 International Residential Code (IRC) as a dwelling/dwelling unit "that is 400 square feet or less in an area excluding lofts and must meet the following:

- Minimum ceiling heights (6'8")
- Lofts must have a minimum height, dimension, and floor area
- Must meet egress and emergency rescue opening requirements
- Must meet minimum Energy Conservation regulations

Pallet homes are shelters built from wood pallets, but may also be built from aluminum siding

- These types of shelters do not qualify as a "tiny home" as defined by our adopted building codes and may not require a building permit

Tuff Sheds are shelters that resemble tool sheds

- 120 Sq Ft
- 15 feet long by 8 feet wide



## Definition of Tiny Homes (City of Dallas)



The City of Dallas Requires Tiny Homes be consistent with the International Building Code as:

1. Be connected to sewage, water, and electricity
2. Be installed on an engineered foundation
3. Permitted, reviewed, and inspected
4. Permitted in conjunction with all other construction trades, zoning, fire, energy, and engineering requirements
5. Undergo all other Development Services processes



# Tiny and Pallet Homes Best Practices



Pallet homes are used to:

1. Provide temporary housing for disaster relief and emergency shelter
2. Provide bridge housing for up to 90 days of residence while identifying permanent housing solutions
3. These are often mislabeled as "Tiny Homes," which are miniature-sized dwelling units

General Locations:

1. Most prevalent on the West Coast
2. Often established in rural or industrial areas as a work around to:
  - Not be subject to City requirements for water, sewage, and electricity hook ups
  - Community feedback and potential hurdles





# Tiny and Pallet Home Examples



Location	Birmingham, AL	Madison, WI	Oakland, CA	Dallas, TX
Use	Short-term bridge housing	Long-term	Short-term	Long-Term
Unit Type	Pallet Home	Pallet Home "identifies as tiny homes"	Tuff Shed	Tiny Home
# Units	100	30	20	50
Budget	\$2,000,000	\$1,000,000	\$175,000	\$12,500,000 – land + units
Estimated Unit Cost	\$20,000/unit	\$33,000/unit	\$8,750/unit	\$68,000/unit
Square Feet	64 sq. ft. – 8'x 8'	64 sq.ft. - 8'x8'	120sq.ft. – 15'x8'	430 sq. Ft. - & 4,000 sq. Ft. Service bldg
Estimated Operational /Service Cost	Not Given	\$800k: annual operation	\$675k: \$550,000 for onsite staffing services, \$125,000 fund for helping residents acquire permanent housing	\$221k in yr 1 and \$500k year 30 – does not include resident services
Start Date	January 2023	November 2021	May 2018	2016





# Industry Perspectives; Pros and Cons



Pros	Cons
<ul style="list-style-type: none"><li>•Tiny and/or Pallet homes can be a tool in the housing toolbox</li><li>•Both are often viewed as a creative housing solution</li><li>•Both fit into the various types of housing solutions that may meet the needs of some individuals experiencing homelessness</li><li>•Pallet homes are cheaper in cost than a single family unit</li><li>•Pallet homes can be assembled quickly using low skilled labor or volunteers</li><li>•Pallet homes for temporary housing can be more flexible in size</li></ul>	<ul style="list-style-type: none"><li>•Tiny homes for permanent habitation are more expensive and take longer to build and are subject to more traditional building codes and standards.</li><li>•Pallet homes often do not contain individual bathrooms or kitchens, which are attributed to higher cost Tiny homes<ul style="list-style-type: none"><li>•Pallet homes do not meet national HUD habitability standards for permanent housing</li></ul></li><li>•Larger unit counts take up more land</li></ul> <p>Public Criticism of tiny homes for the unsheltered as Inhuman</p> <ul style="list-style-type: none"><li>•“The sheds have ... been criticized for justifying calls for even more heavy-handed crackdowns on unhoused people living in unsanctioned encampments.” – Vice Media</li><li>•“By taking homeless folks off the street and putting them in remote areas while never giving them housing and in some cases “offering” them sheds without running water instead of actual homes, you are doing what, exactly? Until there is more affordable housing, this “solution” leads nowhere.” – The Philadelphia Citizen</li><li>•Tiny homes have met with ridicule, “comparing the shelters to jail cells, concentration camps, and <a href="#">Hoovervilles</a>.” – Vice Media</li></ul>

# All Neighbors Coalition and National Standards



## Permanent Supportive Housing standards

**Core Principles** underpinning the *Design Standards* support the vision that PSH projects create housing that:

Offers a permanent home, with the same amenities one would want in their own home

Promotes community integration and access to a supportive infrastructure (including comprehensive healthcare, food, household goods, etc.)

Centers trauma-informed, human centered design principles

Includes spaces that are inviting and promote interaction

Offers a place to belong, connect, heal, stabilize, and succeed with dignity

Fosters tenant choice in housing options

Aligns with national housing quality standards for permanent housing and evidence based practices

Considers unit size and characteristics that meet the unique needs of the tenants who will live there



# Policy Considerations using the National Alliance to End Homelessness Framework



National Alliance to End Homelessness offers questions to think about:

What kind of tiny home is being proposed?

Are the structures safe, dignified, & livable [permanent]?

Is the design informed by people with lived experience?

Where is the tiny home village sited?

How will the tiny home village operate?

Who is being prioritized for tiny homes & will the appropriate services be offered?

What's the real cost?

Where is the community engagement in the process?



## Staff Recommendation



- City Council to move forward with the proposed CBDG – DR timeline as presented by the Office of Budget and Management Services
- In collaboration with the local Continuum of Care, the All Neighbors Coalition, continue with housing projects that are in alignment with established best practices concerning the creation of more affordable, permanent supportive housing to support our homeless response system



# Next Steps: CDBG – DR Action Plan and Budget Development Timeline



DATE	ACTIVITY
May 13, 2022	Memo to City Council regarding HUD announcement of CDBG-DR allocation
August 26, 2022	Update on CDBG-DR funds
October 19, 2022	City Council briefing scheduled on status and proposed budget
October 21, 2022	Memo to City Council on status and proposed budget
November 3, 2022	Update on CDBG-DR presented to Community Development Commission (CDC)
November 9, 2022	City Council preliminary adoption of recommended budget, and called public hearing
November 10, 2022	Public review began for 30 days
December 14, 2022	Held public hearing before City Council and final adoption of CDBG-DR budget
February 10, 2023	Memo to City Council regarding additional allocation of CDBG-DR funds
March 2, 2023	Amended CDBG-DR budget presented to CDC
March 8, 2023	City Council preliminary adoption of amended budget, and called public hearing
April 4, 2023	City Council briefing on amended CDBG-DR budget
April 12, 2023	Hold public hearing before City Council and final adoption of CDBG-DR budget
May 18, 2023	Amended 2022 CDBG-DR Budget and Action Plan due to HUD





## Next Steps Continued



- Receive City Council feedback on funding use for the CBDG – DR funding
- Ongoing updates on current and new housing projects to support the homelessness response system via the City Council Housing and Homelessness Solutions Committee
- Questions and answers





**City of Dallas**

# Community Development Block Grant – Disaster Recovery Funds

City Council Briefing  
April 4, 2023

Janette Weedon, Director  
Chan Williams, Assistant Director  
Budget & Management Services  
Christine Crossley, Director  
Office of Homeless Solutions  
Andres Espinoza, Director/Chief Building Official,  
Development Services  
Thor Erickson, Assistant Director  
Housing and Neighborhood Revitalization

# APPENDIX



- <https://www.curbed.com/2021/04/tiny-home-village-homeless-los-angeles.html>
- <https://shelterforce.org/2020/01/10/tiny-houses-not-a-big-enough-solution/>
- <https://thephiladelphiacitizen.org/tiny-houses-big-problem/>
- <https://www.vice.com/en/article/bvmeb3/are-tiny-homes-for-houseless-people-solving-a-problem-or-creating-one>
- <https://www.insider.com/new-york-central-park-hooverville-great-depression-photos-2020-9>
- <https://www.homewardva.org/tiny-houses-as-an-approach-to-addressing-homelessness>
- <https://www.npr.org/sections/health-shots/2022/02/06/1077791467/tiny-homes-big-dreams-how-some-activists-are-reimagining-shelter-for-the-homeles>
- <https://mlf.org/community-first/>
- <https://www.theguardian.com/society/2019/jan/14/oakland-homelessness-crisis-cabin-tiny-tuff-sheds-does-it-work>
- <https://www.mercurynews.com/2018/05/08/homeless-greet-new-tuff-sheds-with-hesitation-hope/>
- <https://www.dallasnews.com/news/curious-texas/2019/12/09/what-happened-to-all-of-the-tiny-houses-for-the-homeless-in-dallas-curious-texas-investigates/>
- <https://www.keranews.org/texas-news/2016-09-09/dallas-is-placing-50-homeless-residents-in-tiny-homes>





# City of Dallas

1500 Marilla Street  
Council Chambers, 6th Floor  
Dallas, Texas 75201

## Agenda Information Sheet

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**File #:** 23-739

**Item #:** C.

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Proposed Short-Term Rental Zoning and Registration Ordinances







**City of Dallas**

# **Short-Term Rental Zoning and Registration Ordinances**

**City Council briefing  
April 4, 2023**

Andreea Udrea, PhD, AICP  
Assistant Director  
Planning and Urban Design

Chris Christian, Director  
Code Compliance Services

Jeremy Reed, Assistant Director  
Code Compliance Services

# Presentation Overview



- Presentation Purpose
- Background
- CPC Recommended Zoning Ordinance
- Quality of Life Information Request
- Proposed Registration Ordinance
- Proposed Regulations
- Resource Needs



# Purpose



- Provide City Council with an update of the Short-Term Rental Zoning Ordinance (Chapter 51A) process and recommendation of the City Plan Commission
- Provide Code Compliance's summary of recommendations regarding the registration ordinance and enforcement process



# Timeline (2020-2021)



## 2020- 2020

- June – December meetings of the Quality of Life, Arts and Culture Committee (QLAC) STR Task Force

## 2021

- January: briefing at QLAC
- February: closed session briefing at QLAC
- March: briefing at QLAC
- May: public comments at City Council
- November – December: QLAC STR Task Force

## CPC separate action:

- **December: City Plan Commission authorized code amendment to define STRs as “Lodging Use”**



# Timeline - 2022



## 2022

- January - February: QLAC Task Force
- May 4, June 1, June 15: City Council briefings
- June 7: memorandum signed by 5 City Council Members to City Manager

## ZOAC/CPC

- June - September: Zoning Ordinance Advisory Committee meetings(ZOAC)
- October 4: ZOAC recommendation to City Plan Commission (CPC)
- November: CPC Briefing (+executive session)
- December 8: CPC Public Hearing and Action





# Case DCA212-002



- City Plan Commission **authorized code amendment** on *December 2, 2021*:
  - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, “Lodging Uses” and Section 51A-4.205 “Lodging Uses” to **define a new use called “Short-term rental lodging” and related regulations.**
- City Plan Commission recommendation on *December 8, 2022*:  
City Plan Commission **voted (9-4; 2 places vacant) to recommend to City Council** an amendment to Section 51A-4.205. LODGING USES for the following:



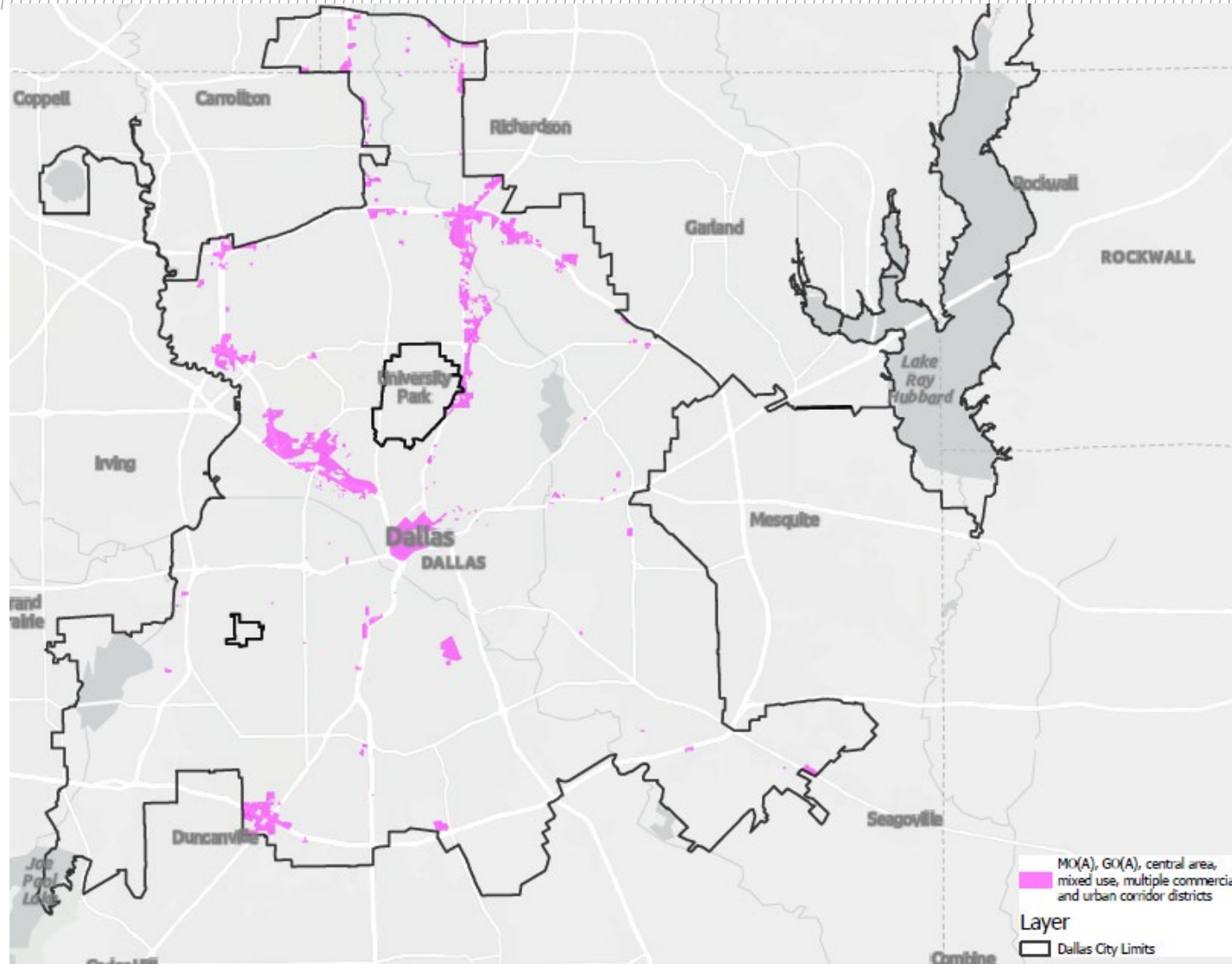
# CPC Recommended Zoning Ordinance (cont'd)



- **Definition:** A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.
- **Districts permitted:** By right in Mid-Range Office (MO(A)), General Office (GO(A), central area, mixed use, multiple commercial, and urban corridor districts. ***{Non-residential districts}***
- **Required off-street parking:** One space per full or partial unit rented to occupants.



# CPC Recommended Zoning Districts



# CPC Recommended Zoning Ordinance (cont'd)



- This use must comply with Chapter 42B, “Short-Term Rentals” of the Dallas City Code. (\*new chapter for regulations)
- The number of short-term rentals in a single unit may not exceed one.
- A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or **any other use** unless located in a zoning district in which the use is permitted and a Certificate of Occupancy is issued for the use.



# CPC Recommended Zoning Ordinance (cont'd)



- Short-term rental lodging is prohibited in a multifamily structure or development that has received and utilized a development bonus under Division 51A-4.1100 “Mixed Income Housing.”





# CPC/ZOAC Discussion – Accessory Use



- **ZOAC:** Accessory use option requested by ZOAC. Voted to not move item forward.
  - Allow the use of a property as an STR *only* if there is a primary resident that lives at the property (established by homestead exemption, voter registration, etc.)
- **CPC:** Accessory use discussion requested by CPC. Briefed and discussed at December 8, 2022 CPC meeting. No action taken.



# CPC Recommended Purpose Statement



To establish regulations to protect the health and safety of occupants of short-term rental properties, to protect the integrity of the districts in which short-term rental properties operate, and to preserve the neighborhood character of residential districts within the city and to minimize adverse impacts to the housing supply caused by the conversion of residential units to transient use.

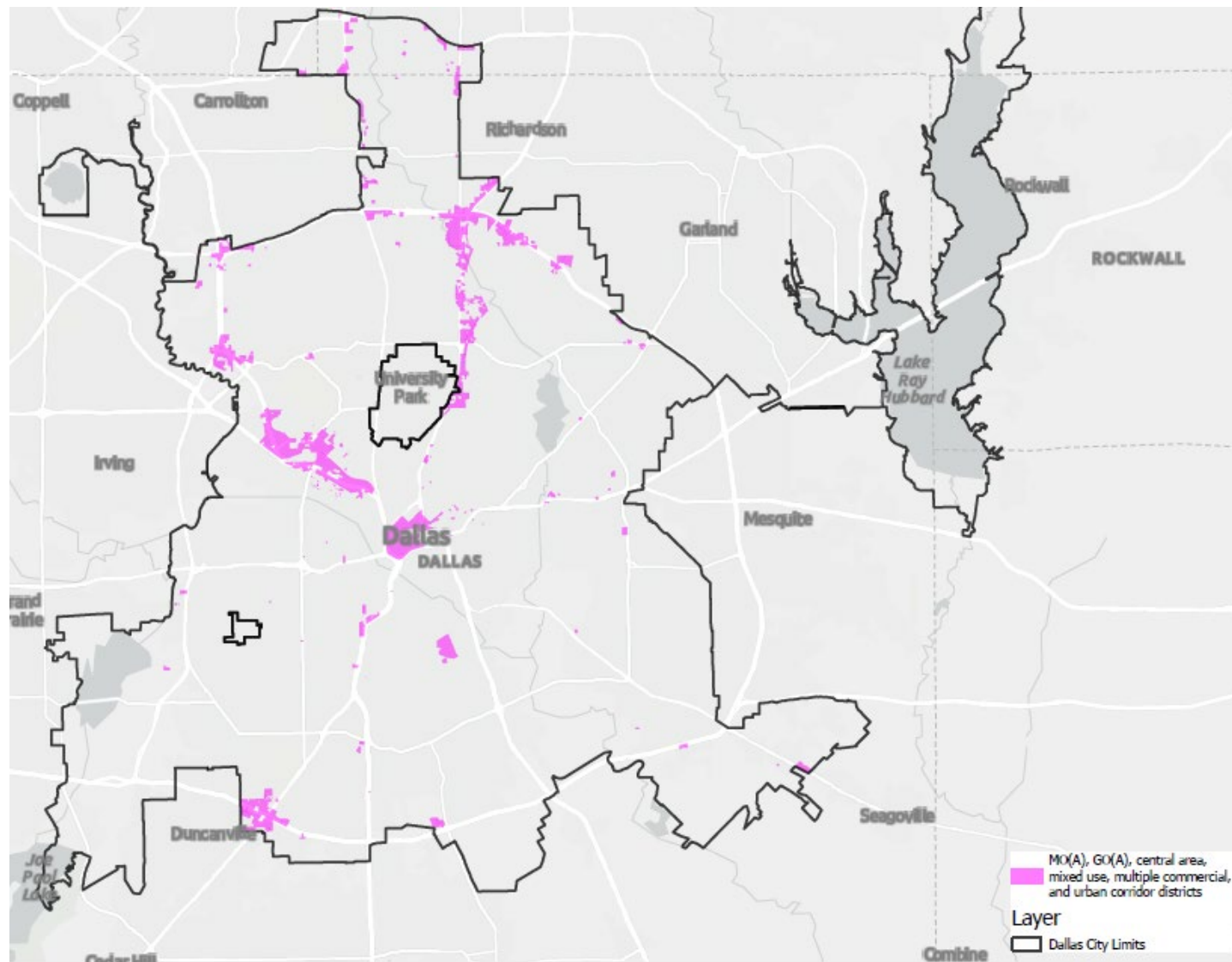
*Written by and recommended approval by CPC to include in enacting ordinance, not in Chapter 51A.*



# CPC Recommended Zoning Districts



- **Districts permitted:** By right in Mid-Range Office (A), General Office(A), central area, mixed use, multiple commercial, and urban corridor districts.
- There may be existing single family or multifamily neighborhoods in these zoning districts.





# STRs and Zoning Districts

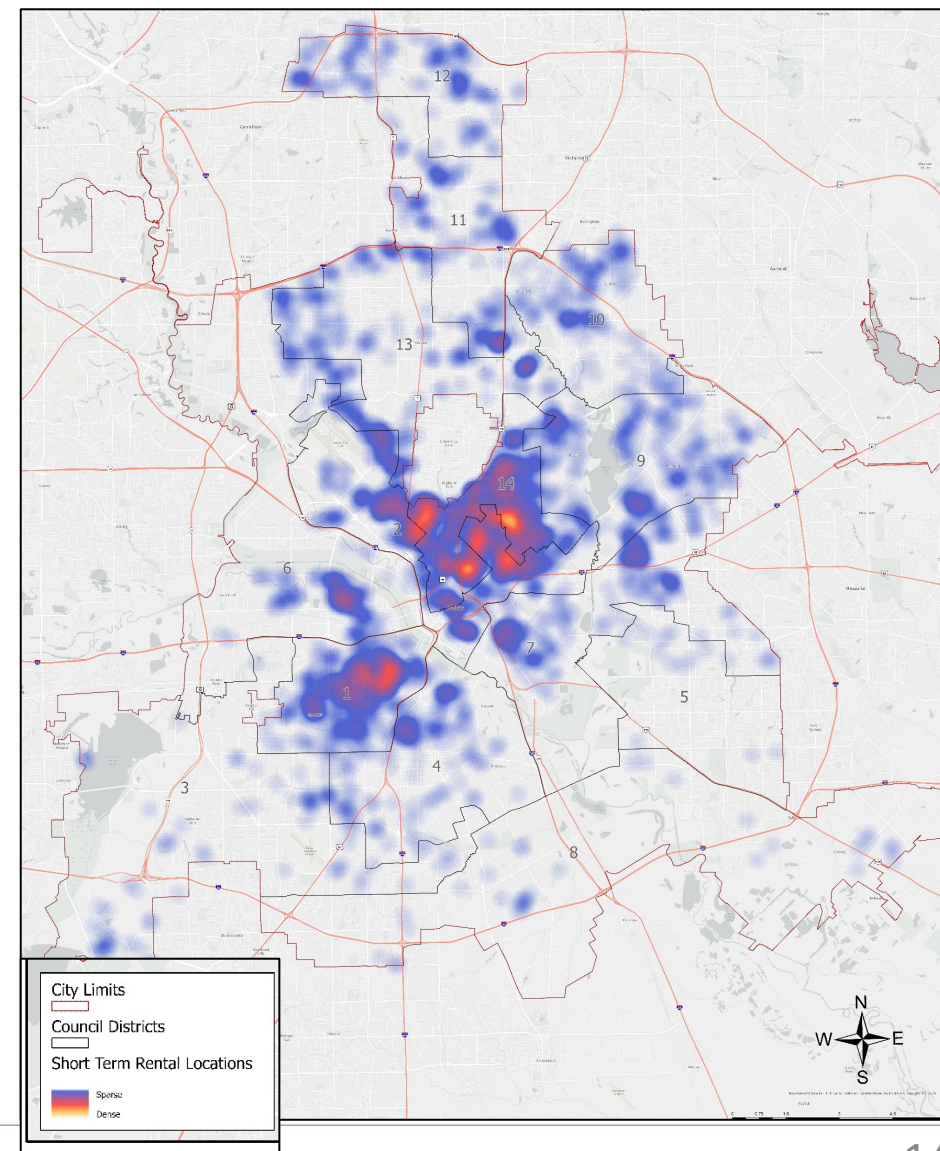


Short-Term Rentals by Zoning District		
Zoning District	Number of Active / Pending STRs	Zoning District Share of STRs
A(A)	1	0%
CA-1(A)	18	1%
CD	146	6%
CH	1	0%
CR	23	1%
CS	7	0%
D(A)	80	3%
GO(A)	1	0%
IR	1	0%
LO-1	2	0%
MF-1(A)	84	3%
MF-2(A)	238	9%
MF-3(A)	6	0%
MU-1	7	0%
MU-2	15	1%
MU-3	6	0%
MU-3(SAH)	1	0%
NS(A)	2	0%
PD	919	35%

Short-Term Rentals by Zoning District		
Zoning District	Number of Active / Pending STRs	Zoning District Share of STRs
R-1/2ac(A)	7	0%
R-10(A)	94	4%
R-13(A)	4	0%
R-16(A)	34	1%
R-1ac(A)	4	0%
R-5(A)	119	5%
R-7.5(A)	711	27%
RR	3	0%
TH-1(A)	11	0%
TH-2(A)	24	1%
TH-3(A)	40	2%
WR-5	3	0%
Total	2,612	

Under CPC's recommendation, approximately 48 (1.8%) operating STRs would be permitted, assuming registration with Code Compliance Services. This calculation does not include PDs.

Data source: Dallas City Controller's Office [STR locations]; Planning & Urban Design [zoning districts]. August 2022.



# Public Comment



- ZOAC (6 meetings; 1 meeting just for public input)
  - 209 Registered speakers
  - 298 Emails
- CPC (1 meeting with public input)
  - 109 Registered speakers
  - 166 Emails





# Quality of Life Request – Opt-In Option



- ADU opt-in option process:
  - Property owners of a majority of the lots in the proposed overlay of sign petition
  - Area with 50+ single family homes or entire original subdivision, if less than 50 homes
  - Follows modified re-zoning hearing procedures: neighborhood meeting, CPC, then Council
- No opt-ins have been requested





# Proposed Registration Ordinance (Chapter 42B)

Chris Christian, Director  
Code Compliance Services  
City of Dallas



# Summary of Proposed Registration Ordinance



- Add new Chapter 42B – Short- Term Rentals
- Require all STR owners/hosts to:
  - **Register annually through application**
    - Owner/operator, address, telephone number, property address, owner's driver's license number
    - HOT registration number
    - Acknowledgement of occupancy limits, parking requirements, noise limitations, and revocation process
    - Permission to host if not operated by owner



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
  - **Pay annual registration fee - \$248.00**
    - Registration expires one year after registration date or when ownership changes
  - **Allow initial inspection of property** upon application and for renewal
    - If initial inspection violations exist, **\$144.00 reinspection fee**
    - Property may qualify for the Self Certification program
      - If no code violations within previous 12 months



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
  - **Be a good neighbor**
    - Adhere to occupancy limits of three people per bedroom
    - No amplified sound equipment audible beyond property line between the hours of 10:00 pm – 7:00 am
    - Minimum rental period – two nights
    - Limit maximum number of motor vehicles to the number of available off-street parking spaces
    - Public listings/advertisement must include rental registration number, occupancy limits, noise limits, number of vehicles allowed, and city regulations related to parking on unapproved surfaces and oversized vehicles





# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Require all STR owners/hosts to:
  - **Provide name of emergency contact**
    - Identify local responsible party
    - May be contacted 24 hours a day, seven days per week in the event of emergency
    - Property owner/host/local responsible party must respond on site within one hour
      - Must notify city within 10 days of any change
  - **Post certificate of registration** in common area of property



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Hosting platform to:
  - Promote responsible STR management and ownership
  - We are requesting hosting platforms not collect fees for facilitating transactions of unregistered properties
  - Require hosting platforms to register
  - Require hosting platforms provide a monthly report of active listings within City of Dallas



# Summary of Proposed Registration Ordinance



## Add new Chapter 42B – Short- Term Rentals

- Denial of registration
  - Noncompliance with all requirements
  - False statements on application
  - Failed inspections/not in compliance with zoning regulations and minimum property standards
  - Three or more citations for violations of Dallas City Code within previous 12 months prior to application
  - Within 2,000 feet from another registered STR
  - Delinquent ad valorem taxes, fees, fines or penalties owed to the city; delinquent HOT
  - Revocation of STR registration within past 12 months



# Summary of Proposed Registration Ordinance

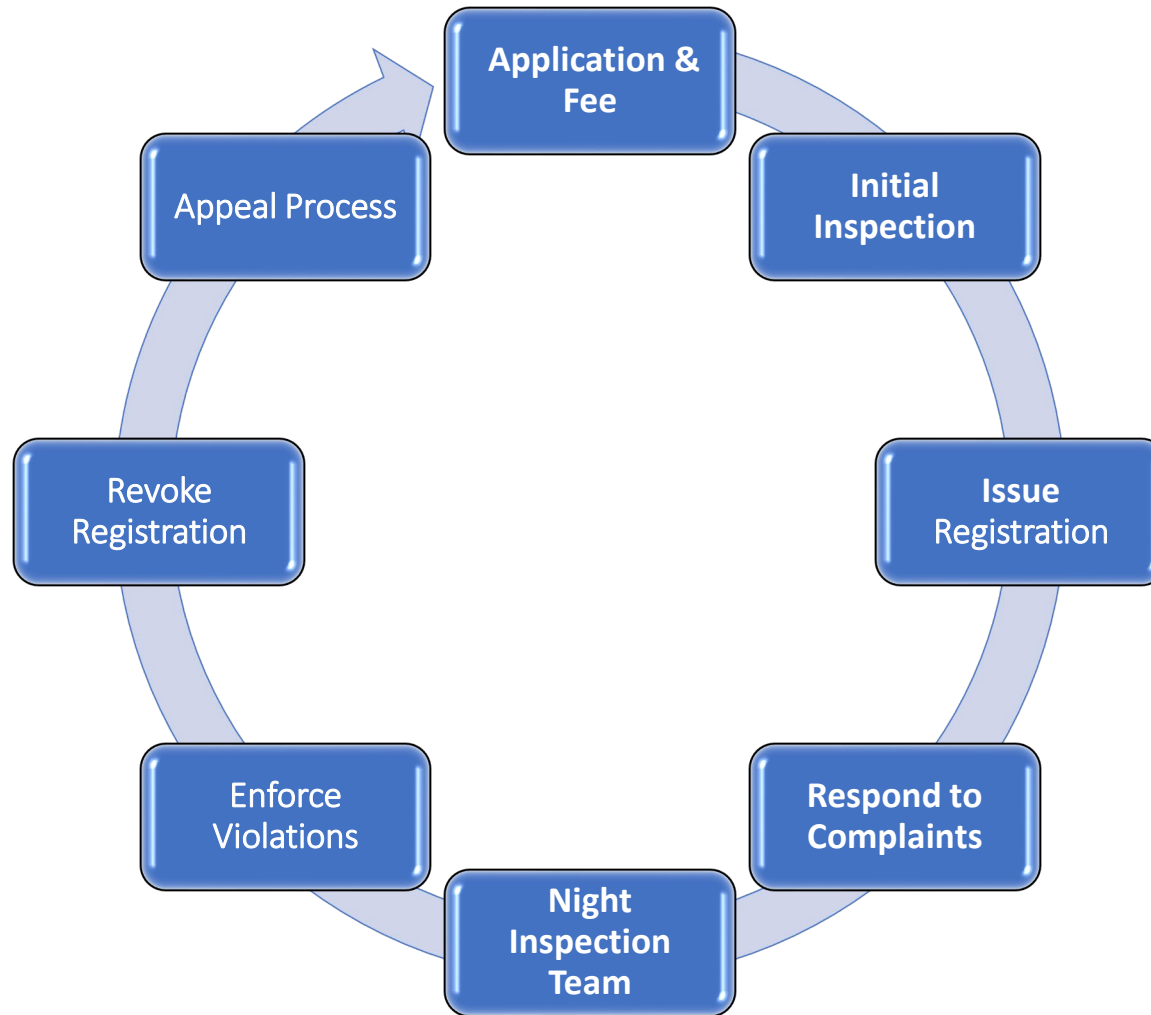


## Add new Chapter 42B – Short- Term Rentals

- Revocation of Registration
  - Three or more citations for violations of Dallas City Code within 12-month period
  - Occurrence of egregious offense on property (commission of crimes related to drugs, prostitution, or serious breach of peace)
  - Owner to be notified of revocation and right to appeal in writing
  - Owner not permitted to apply for STR registration for one year following date of revocation
  - Revocation is final until Permit License and Appeal Board makes final decision



# Registration Process



**Revocation Enforcement Tool**  
May occur after three citations within one year; STR registration may be revoked, and the address barred from applying for renewal of registration for one year

- ❑ Includes but is not limited to parking, noise, litter, destruction of property, disorderly/criminal conduct or failure to pay hotel occupancy taxes
- ❑ Locations with a revoked registration may appeal to the Permit, License and Appeal Board for review







# Proposed Regulations and Resource Needs

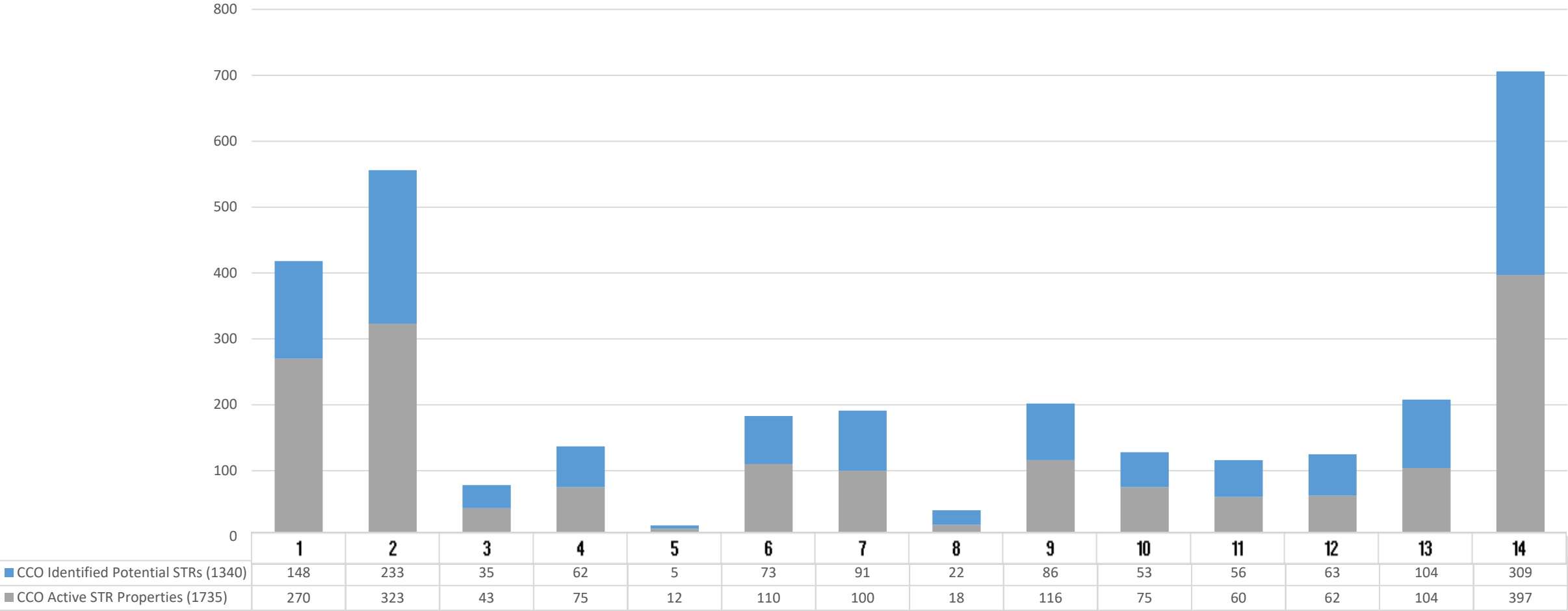
Jeremy Reed, Assistant Director  
Code Compliance Services  
City of Dallas



# Proposed Regulations



HOT-Paying STRs and Potential STRs by Council District



As of 3.27.2023



# Proposed Regulations



## Acceptance of CPC Recommendations

- Appx. 95% of properties operating as STRs and paying HOT are within Residential zoned areas
  - 1,765 total HOT-paying STRs as of March 27, 2023
  - These properties will be in violation for illegal land use upon effective date of the ordinance
  - Complaint-based enforcement; proactive enforcement for illegal operators (with approval of compliance and enforcement software)



# Proposed Regulations



## Acceptance of CPC Recommendations

- Delay effective date of the ordinance to provide property owners in unapproved zones time to transition to allowable uses
- Register and inspect properties in allowed zones
  - Complaint-based and proactive enforcement of registration and operational requirements
  - Set registration and inspection fees to capture program costs for legal operators
- Conduct illegal land use enforcement in unapproved zones
  - Enforcement costs for illegal operators will need to be absorbed in general fund budget



# Proposed Regulations



## Reject or modify CPC Recommendations

- Proceed with registration ordinance upon adoption of zoning ordinance
- Register and inspect properties in allowed zones
  - Complaint-based and proactive enforcement of registration and operational requirements
  - Set registration and inspection fees to capture program costs for legal operators
- Conduct illegal land use enforcement in unapproved zones
  - Enforcement costs for illegal operators will need to be absorbed in general fund budget





# Resources Needed for STR Registration program



## Staffing

### Accept CPC Recommendation (Presumed 150 STRs)

- **One (1) Supervisor** for scheduling and registration program management
- **One (1) Administrative Specialist II** to serve as clerical support for registration database
- **Seven (7) Code Officer III** to conduct inspections; day shift, Monday - Friday
  - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
  - Respond to complaints
  - Registered STR Enforcement – Code Compliance will investigate, confirm violation, contact local responsible party, and issue notices/citations as necessary. Revoke registration of repeat offenders.
  - Unregistered STR Enforcement – Code Compliance will investigate, confirm illegal land use violation, issue notices/citations as necessary. Refer loud noise complaints/disorderly conduct to DPD.
- **Based on an estimated 95% of STRs being in residential zoned areas**



# Resources Needed for STR Registration program



## Staffing

### Reject or modify CPC Recommendations (Presumed 3,000 STRs)

- **One (1) Manager** to oversee operations of STR Registration program
- **One (2) Supervisor** for scheduling and registration program management
- **One (1) Administrative Specialist II** to serve as clerical support for registration database
- **14 Code Officers** will be needed for registration, inspection and enforcement program, based on:
  - One initial annual inspection; reinspection as needed
  - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
  - Respond to complaints
  - Includes day and evening shifts with coverage until 2:00 am on the weekends



# Resources Needed for STR Registration program



## Staffing

### Reject or modify CPC Recommendations (Presumed 6,000 STRs)

- **One (1) Manager** to oversee operations of STR Registration program
- **One (4) Supervisor** for scheduling and registration program management
- **One (2) Administrative Specialist II** to serve as clerical support for registration database
- **28 Code Officers (30 for 24-hr model)** will be needed for registration, inspection and enforcement program, based on:
  - One initial annual inspection; reinspection as needed
  - Review enforcement system to locate violations for illegal land use, noise, and other regulations at unregistered/illegal locations
  - Respond to complaints
  - Includes day and evening shifts with coverage until 2:00 am (or all hours) on the weekends



# Resources Needed for STR Registration program



## Technology

- **Registration software** capable of online application and payment; case and inspection management
  - Created registration database – Anticipated to be operational pending PCI approval
  - Partnering with ITS and current vendor to finalize program
- **Compliance Activity & Enforcement software** to aid CCS staff with platform and host compliance:
  - **Address identification:** Monitoring hosting platforms; produce activity dashboard and map to monitor trends, etc.
  - **Compliance monitoring:** Up-to-date information for each identified rental unit and its compliance status; capable of sending letters to noncompliant properties 24/7; Monitor properties that become compliant after letter of enforcement
  - **Density management:** Track STR locations to ensure compliance with distance requirements



# Resources Needed for STR Registration program



## Technology

- Compliance Activity & Enforcement Software benefits:
  - Monitoring & Reporting
    - Establish baseline of STRs in Dallas
    - Real-time reporting of all new listings and daily calendar monitoring
    - Identify future bookings as they are made on the rental platform
    - Automatic identification of violations
  - Constituent Portal
    - Public-facing portal linked to CCS website
    - Permit data and responsible party contact information for STR property





# Resources Needed for STR Registration program



## Funding

	Accept CPC Recommendation (Assumed stock total of 150 STRs)		Reject CPC Recommendation (Assumed stock of 3,000 STRs)	
<b>Staffing</b>	-Supervisor -Admin Specialist II -7 Code Officer III	\$666,872	-Manager, 2 Supervisor -Admin Specialist II -7 Code Officer III -7 Code Officer II	\$1,328,752
<b>Equipment</b>	Vehicles, uniforms, safety equipment	\$488,523	Vehicles, uniforms, safety equipment	\$1,051,406
<b>Training</b>	Code Academy, safety training, self-defense	\$45,683	Code Academy, safety training, self-defense	\$110,513
<b>Technology</b>	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000
<b>Annual Fee</b>	Annual Registration Fee	\$248	Annual Registration Fee	\$404
<b>Re-Inspection Fee</b>	Re-Inspection Fee	\$144	Re-Inspection Fee	\$234
<b>Total Expense</b>	(annual expense after one time costs: \$602,420)	<b>\$1,543,079</b>	(annual expense after one time costs: \$1,721,279)	<b>\$2,823,671</b>
<b>Estimated Revenue</b>		<b>\$48,001</b>		<b>\$1,562,631</b>



# Resources Needed for STR Registration program



## Funding

	Reject CPC Recommendation (Assumed stock of 6,000 STRs)		Reject CPC Recommendation (Assumed Stock of 6,000 STRs) – 24hrs Wed-Sun	
<b>Staffing</b>	-Manager, 4 Supervisors -2 Admin Specialist II -14 Code Officer III -14 Code Officer II	\$2,557,682	-Manager, 4 Supervisors -2 Admin Specialist II -14 Code Officer III -16 Code Officer II	\$2,723,378
<b>Equipment</b>	Vehicles, uniforms, safety equipment	\$1,932,676	Vehicles, uniforms, safety equipment	\$2,171,189
<b>Training</b>	Code Academy, safety training, self-defense	\$217,067	Code Academy, safety training, self-defense	\$226,642
<b>Technology</b>	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000	Registration Software Enhancement – one time set up cost (\$150K) Enforcement Software – Ongoing (\$192k)	\$342,000
<b>Annual Fee</b>	Annual Registration Fee	\$424	Annual Registration Fee	\$464
<b>Re-Inspection Fee</b>	Re-Inspection Fee	\$248	Re-Inspection Fee	\$265
<b>Total Expense</b>	(annual expense after one time costs: \$3,146,297)	<b>\$5,049,425</b>	(annual expense after one time costs: \$3,333,871)	<b>\$5,463,209</b>
<b>Estimated Revenue</b>		<b>\$3,285,702</b>		<b>\$3,580,959</b>



# Outreach and Engagement



Following adoption of zoning and registration ordinances, Code Compliance will conduct outreach efforts to include:

- Communications team collaboration
- Social media broadcast
- Stakeholder community meetings
- City Council newsletters
- Mailers to currently registered operators
- Advertise on our Code Compliance website





**City of Dallas**

# **Short-Term Rental Zoning and Registration Ordinances**

**City Council briefing  
April 4, 2023**

Andreea Udrea, PhD, AICP  
Assistant Director  
Planning and Urban Design

Chris Christian, Director  
Code Compliance Services

Jeremy Reed, Assistant Director  
Code Compliance Services

## • **Quality of Life Request – HB 2665**

- Bill prohibits a local government from adopting or enforcing a local law that :
  - Expressly or effectively prohibits the use of a property as an STR,
  - Regulates the duration or frequency of use of a property as an STR, or
  - Limits the number of occupants in an STR.



## • Quality of Life Request – HB 2665 Cont.

- Bill authorizes a local government to adopt and enforce a local law that requires the owner or operator of an STR to:
  - Register the property as an STR,
  - Obtain all required tax registrations, receipts, or certificates,
  - Update registration information when the information changes,
  - Comply with parking, noise, and solid waste requirements, and
  - Designate and maintain at all times a local responsible party.

# Appendix



## Short-term Rental Survey – Texas Cities

City	Arlington	Austin	Carrollton	Dallas	Fort Worth	Frisco	Garland	San Antonio
Population	392,786	964,177	135,834	1,400,000	874,401	225,060	250,000	1,434,625
Number of Registered STRs	190	2,053	250-300	1,735 paying HOT	120 operating in zones that are legal; about 800 discovered after using enforcement software	148 permitted	N/A	As of the end of fiscal year 2022 a total of 3,345 active STRs.
What, if any, are the challenges with enforcement?	Being present at complaint	Identifying violations	Identifying Air B&Bs	No ordinance to enforce	Complaint driven / reactive approach	Haven't ran in to any as of yet	Timing of complaints after normal business hours, trying to determine the occupancy count of who is staying vs visiting, contacting owners	Code enforcement team is reactive when it comes to STRs. We receive the complaints, conduct research, and then send out a code officer to issues citations.
Do you collect HOT for STRs?	Yes	Yes	No, but will be	Yes	Yes	Yes	Yes	Yes
Do you receive a registration fee? If so, how much and how often is it collected?	\$500 application fee	\$733.80 application fee and \$412 renewal fee	\$250/yr.	Anticipate regulating in the future	\$150/yr. \$100 annual renewal fee	\$300/yr.	\$200/yr.	\$100/ 3 yrs.
Since implementing your STR regulations, how have your enforcement efforts been going?	N/A	N/A	Enforcement to start January 2024. Going through admin process.	N/A	Not easy to enforce, but not overwhelmed with people reporting	No issues	N/A	N/A

# Appendix



## Short-term Rental Survey – Texas Cities

City	Arlington	Austin	Carrollton	Dallas	Fort Worth	Frisco	Garland	San Antonio
Is the STR registration fee based on cost recovery for the city?	Registration fee is based on the time required for staff to review and process applications as well as perform code inspections and re-inspections. The STR permits bring in roughly \$8K per year which is shy of total expenses. However, the STR staff's time is split to support other departments.	Our fees are set at 100% cost recovery for administering the licensing program.		Dallas: fee study aimed at cost recovery.	N/A	N/A	N/A	A taskforce (individuals from neighborhoods, stakeholders, STR hosts) proposed the \$100 application fee. This was presented to city council with the proposed ordinance and was approved by council.
Any limits on the number STRs within an area?	No	Single family, No. Multi family, yes.	No	No	N/A	No	No	Type 1 STRs (owner occupied) are unlimited in block face. Type 2 STRs (non-owner occupied) is limited to 12.5% of block face.
Any limits as to where STRs are allowed?	Yes, none allowed in residential zones	No	Yes. STRs are not allowed in Multi-family.	No	Yes, none allowed in residential zones	Yes, not near industrial zones	You cannot have any STRs in commercial business zones	STRs are not allowed in: C-3 General Commercial District and all industrial districts.
If STRs are permitted, is an emergency contact, rules of behavior, and ordinance for STR guests required?	Yes	Yes	Yes	No	Yes, designation of local responsible party, host rules is required.	Yes	Yes	Yes, When permit is issued, a 24 hour designated operator is listed for emergencies/complaints. They are required to make this information available to guests.

# Appendix



Short-term Rental Survey – Texas Cities								
City	Arlington	Austin	Carrollton	Dallas	Fort Worth	Frisco	Garland	San Antonio
Do you require license/permit/registration numbers on the listing? Have platforms removed unregistered STRs?	No	N/A	N/A	No	Yes, registration number must be included on listing.	Yes	No	Yes, they are required to list their STR permit number on their listing. Platforms will not remove unpermitted postings.
Do Hosting platforms have to register with the city?	No	N/A	N/A	No	No	No	No	No
If yes, how do you enforce this?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Do you require hosting platforms to require city registration number prior to listing?	No	N/A	N/A	No	N/A	No	No	Limited enforcement: (we cannot compel AirBnB to require their hosts to provide this).
How do you enforce or plan to enforce the noise restrictions?	P.D.	N/A	P.D. also noted in ordinance	N/A	N/A	N/A	P.D. responds to calls for service, then assess and holds the property owner or violator liable. Working well so far	P.D.

# Appendix



## Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
Population	498,700	654,776	1,400,000	~825,000	91,105
Number of Registered STRs	1,115 STR licenses issued as of March 2022. Cannot provide you with an accurate number. However, Granicus and other short-term rental compliance companies have stated that there are approximately 8K to 10k STRs. We are under the impression that this number includes Metro Atlanta and not just City of Atlanta.	Currently have 904 active Short Term Rental licenses in the City of Boston	1,735 paying HOT	N/A	175
What, if any, are the challenges with enforcement?	We anticipate issues of keeping track of illegal listings that have not obtained a STRL. We would not have the man power to search platforms and compare applications.	N/A	No ordinance to Enforce	Staffing shortages; certain STR hosts are discovering the loophole in the SF regulatory scheme i.e. hosts are listing unhosted stays as hosted and it's difficult to classify stays as hosted (no limit) or unhosted (limit of 90)	One (1) Code Enforcement Officer is responsible for all STR and medium-term violation complaints. There are over 16,000 listings across numerous platforms in the city. We do not have the staff nor the time to stay on top of this. Hope to have a consultant on board by the end of the calendar year.





Short-term Rental Survey – Cities Outside Texas (Including Dallas)					
City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
Do you collect HOT for STR?	Yes	N/A	Yes	The SF Office of the Tax Collector collects the HOT from hosts; the OSTR assures that hosts have a business registration indicating they owe HOT; AirBnB actually remits HOT for their users	Yes; Transient Occupancy Tax
Do you receive a registration fee? If so, how much and how often is it collected?	\$150/year NOTE: \$150- Nonrefundable Payment is required at time of submittal of application. Primary residence and one additional dwelling unit = \$150	The fees for Short Term Rental are as follows: \$200 annually for Home Share and Owner Adjacent units \$25 annually for Limited Share Units	Anticipate regulating in the future	\$550; collected at application and at application renewal (every 2 years)	Initial Home Share Applications are \$298.28 (first year) and renewal applications \$100/annually. If an applicant closes their home share license, they will have to apply for the initial application again.

# Appendix



## Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
<b>Is the STR registration fee based on cost recovery for the city?</b>	Unsure of how the fee was determined or if a fee study was done. City Councilmembers created the Ordinance.	N/A	Dallas: fee study aimed at cost recovery.	The fee is supposed to cover the cost of the program. However, at the program's inception the fee was set only at \$50 as a means to incentivize individuals conducting short-term rentals to seek permits and legalize their operations. The fee was raised to \$250, then to \$450 , and finally last year to \$550 to get closer to cost recovery. Fee is anticipated to be raised in July 2023 to get closer to cost recovery. The two-year term was decided by the SF legislators also at program inception.	For a number of years, the new home share application was \$150, and the renewal application was \$75. Yes, a fee study was conducted a couple of years ago and the consultant recommended fees based on cost recovery. On July 1st, the fees will increase approximately 4% over current fees.
<b>Any limits on the number STRs within an area?</b>	Currently, no. There is an amended ordinance that may be introduced if passed that will limit how many in an area or multi-family building.	N/A	No	No limit on the number of STRs	No

# Appendix



## Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
<b>Any limits as to where STRs are allowed?</b>	Currently, no. There is an amended ordinance that may be introduced if passed where STRs are allowed.	No	No	There are properties in SF that are controlled or owned by either the Federal Government or the SF Port which are not allowed to have STRs	No
<b>If STRs are permitted, is an emergency contact, rules of behavior, and ordinance for STR guests required?</b>	Yes, must notify neighbors, must have a 24 hour STR Agent. Must have required rules posted.	Yes, local contact must respond within two (2) hours.	No	The regulations do not require an emergency contact	STRs are not allowed.
<b>Do you require license/permit/registration numbers on the listing? Have the platforms removed unregistered STRs?</b>	Yes, STRL number must be listed on the listing. Airbnb has created an area for host to put the number.	N/A	No	Yes- we ask that each listing have either a record number for the application or the certificate number given to approved applications	Yes, we require the City of Santa Monica home share permit number on the listing
<b>Do Hosting platforms have to register with the city?</b>	They do not have to register to my office. However, they must be registered to the Office of Revenue so they can send tax payments	Booking agents enter into agreement with city to assist with enforcing the ordinance to include removing ineligible listings.	No	SF requires that hosting platforms comply with the regulations, which entails sending the OSTR monthly lists of the listings on their websites; there is no fee for this	No

# Appendix



## Short-term Rental Survey – Cities Outside Texas (Including Dallas)

City	Atlanta	Boston	Dallas	San Francisco	Santa Monica
<b>If yes, how do you enforce this?</b>	N/A	Airbnb is the largest booking agent and they have an agreement with the city.	N/A	In SF the two largest hosting platforms are AirBnB and VRBO. Combined they have more than 9 out of 10 listings in SF. Because those platforms and the City of SF were part of a federal settlement agreement over the legality of a City ordinance, OSTR always receives the monthly correspondence from these two hosting platforms. OSTR is currently working on getting other minor hosting platforms to provide the monthly correspondence. To date we have been successful in getting those platforms to comply. If OSTR encounters a hosting platform that does not comply that OSTR will seek to use its enforcement and administrative penalty powers (these are in SF Admin Code Chapter 41A ).	N/A
<b>Do you require hosting platforms to require city registration number prior to listing?</b>	Airbnb has their own guidelines on how they handle host that will list. We do not regulate how they handle listings	Booking agents who accept a fee for an ineligible STR may be subject to a fine	No	SF requires that listings are identified either by their application number or their certificate number	Yes. Hosts are aware of the City of Santa Monica's six digit permit numbers and will make up a number which may or may not be linked to a valid business license number.
<b>How do you enforce or plan to enforce the noise restrictions?</b>	City of Atlanta has a noise ordinance that host and guest must abide by. Atlanta Police Department handles noise complaints.	Enter into an agreement with booking agent.	N/A	The Police and the Dept of Public Health enforce the SF Noise Ordinance	We investigate noise complaints and remind the hosts that they must comply with home share ordinance rules or be subject to administrative citations and fines.

3-17-23

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 27, “Minimum Property Standards,” by amending Section 27-30; adding Chapter 42B, “Short-Term Rentals,” to the Dallas City Code; providing (description of amendment); providing a penalty not to exceed \$500; providing a saving clause; providing a severability clause; and providing an effective date. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (g) of Section 27-30, “Registration and Posting Requirements; Defenses,” of Article VII, “Registration and Inspection of Rental Properties and Condominiums,” of Chapter 27, “Minimum Property Standards,” of the Dallas City Code is amended to read as follows:

“(g) It is a defense to prosecution under this section that:

(1) at the time of notice of violation, no dwelling units in the rental property are leased or offered for lease and the owner of the rental property has filed with the director an exemption affidavit on a form provided by the director;

(2) at the time of notice of violation, the owner of the single dwelling unit rental property had rented the property to tenants for a total of no more than 30 consecutive days during the preceding 12 months;

(3) at the time of the notice of violation, the only tenants living in the single dwelling unit rental property are individuals related to the owner by consanguinity or affinity;

(4) at the time of the notice of violation, the owner of a single dwelling unit rental property had a homestead exemption for the property on file with the county appraisal district in which the rental property is located; or

(5) at the time of the notice of violation:

(A) the property was registered as a short-term rental in accordance with Chapter 42B; and



(B) applicable hotel occupancy taxes levied on the property under Articles V and VII of Chapter 44 [~~of the city code, as amended,~~] had been collected and remitted in full.”

SECTION 2. That the Dallas City Code is amended by adding a new Chapter 42B, “Short-Term Rentals,” to read as follows:

**“CHAPTER 42B**

**SHORT-TERM RENTALS**

**SEC. 42B-1. DEFINITIONS.**

In this chapter:

(1) **BEDROOM** means any room in a short-term rental other than a kitchen, dining room, living room, bathroom, or closet. Additional dining rooms and living rooms, and all dens, game rooms, sun rooms, and other similar rooms are considered bedrooms.

(2) **BOOKING TRANSACTION** means any reservation or payment service provided by a person who facilitates a short-term rental transaction between a prospective visitor and a host.

(3) **DEPARTMENT** means the department designated by the city manager to enforce and administer this chapter.

(4) **DIRECTOR** means the director of the department designated by the city manager to enforce and administer this chapter and includes representatives, agents, or department employees designated by the director.

(5) **EGREGIOUS OFFENSE** means an offense that caused or could cause a serious threat to public health and safety, including but not limited to, commission of crimes that are related to drugs, prostitution, or a serious breach of the peace.

(6) **EMERGENCY CONDITION** means any fire, natural disaster, collapse hazard, burst pipe, lack of operable utilities, serious police incident, noise violation, or other condition that requires an immediate response to prevent harm to the property, the occupants of the property, or the public.

(7) **HOST** means a person who operates a short-term rental and includes representatives, agents, and employees of the host.

(8) **HOSTING PLATFORM** means a person who participates in the short-term rental business by collecting or receiving a fee, directly or indirectly through an agent or intermediary, for conducting a booking transaction using any medium of facilitation.

(9) **LOCAL RESPONSIBLE PARTY** means a natural person who represents the owner or host who may be contacted 24 hours a day, seven days a week, in the event of an emergency condition at a short-term rental.

(10) **OWNER** means a person who owns property used as a short-term rental and includes representatives, agents, and employees of the owner.

(11) **SHORT-TERM RENTAL** means a full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.

## **SEC. 42B-2. AUTHORITY OF DIRECTOR.**

The director shall implement and enforce this chapter and may by written order establish such rules, regulations, or procedures, not inconsistent with this chapter or other city ordinances, and state or federal law, as the director determines are necessary to discharge any duty under or to affect the policy of this chapter.

## **SEC. 42B-3. ESTABLISHMENT OF RULES AND REGULATIONS.**

(a) Before adopting, amending, or abolishing a rule, the director shall hold a public hearing on the proposal.

(b) The director shall fix the time and place of the hearing and, in addition to the notice required under the Open Meetings Act (Chapter 551, Texas Government Code), as amended, shall notify each owner, host, hosting platform, and such other persons as the director determines are interested in the subject matter of the hearing.

(c) After the public hearing, the director shall notify all owners, hosts, hosting platforms, and other interested persons of the director's action and shall post an order adopting, amending, or abolishing a rule on the official bulletin board in city hall for a period of not fewer than 10 days. The order becomes effective immediately upon expiration of the posting period.

## **SEC. 42B-4. SHORT-TERM RENTAL REGISTRATION AND POSTING REQUIREMENTS.**

(a) A person commits an offense if he owns or operates a short-term rental without a valid short-term rental registration issued under this chapter.

(b) A person other than a hosting platform commits an offense if he lists a property for rent, or allows a property to be listed for rent, as a short-term rental on a hosting platform without a valid short-term rental registration issued under this chapter.

(c) The owner and host of a short-term rental commit an offense if he fails to post the following in a conspicuous place in a common area of the property or as otherwise approved by the director:

- (1) the short-term rental certificate of occupancy; and
- (2) the certificate of registration for short-term rental.

**SEC. 42B-5. SHORT-TERM RENTAL REGISTRATION; FEES; RENEWAL.**

- (a) Each short-term rental property must be separately registered.
- (b) A short-term rental registration expires on the earlier of:
  - (1) one year after the registration date, or
  - (2) when ownership of the property changes.
- (c) The annual registration fee for a short-term rental is \$214.00.
- (d) The registration fee is nonrefundable. The registration fee may not be prorated or applied to another property.
- (e) The initial inspection fee is included in the annual registration fee. If a property must be reinspected, the reinspection fee is \$124.00.
- (f) A host shall keep the information contained in its registration application current and accurate. If there is any change in the application information, the host shall notify the director in writing within 10 days of the changes of information.
- (g) A registration may be renewed by making application for a renewal in accordance with this chapter on a form provided by the director. In the application for renewal, the host shall certify that all information in the then-current registration application is still accurate as of the date of the renewal application or otherwise correct any information that is not accurate as of the date of the renewal application.

**SEC. 42B-6. SHORT-TERM RENTAL REGISTRATION APPLICATION.**

To obtain a registration to operate a short-term rental, a person must submit a complete application to the director on a form provided for that purpose. If the applicant is not an individual, an authorized officer or agent of the applicant must file the form. The application must contain the following information and be accompanied by the annual registration fee required under Section 42B-5 before it is considered complete:

- (1) The name, mailing address, and telephone number for:
  - (A) the owner;
  - (B) the host;

(C) the local responsible party;

(D) if the owner of the short-term rental is not a natural person, then an agent, employee, or officer of the owner authorized to receive legal notices and service of legal process on behalf of the owner, and in the case of an entity required to be registered with the State of Texas, the registered agent for service of process for the entity;

(E) if the host is not a natural person, then an agent, employee, or officer of the host authorized to receive legal notices and service of legal process on behalf of the host, and in the case of an entity required to be registered with the State of Texas, the registered agent for service of process for the entity;

(F) the holder of any deed of trust or mortgage lien on the short-term rental property being registered; and

(G) any agent, employee, officer, property manager, and other persons in control of, managing, or operating the short-term rental property on behalf of the owner or host;

(2) the property address;

(3) if the property being registered is part of a multitenant property or a condominium:

(A) the name of the property, all legal addresses comprising the property, and the main telephone number, if any, of the property; and

(B) the apartment or unit number of the short-term rental unit being registered;

(4) if the owner is not a natural person, the form of the entity, including, but not limited to, a corporation, general partnership, limited partnership, trust, or limited liability company, and the state or foreign jurisdiction of organization and registration, if other than the State of Texas, as well as the name and mailing address for each principal officer, director, general partner, trustee, manager, member, or other person charged with the operation, control, or management of the entity;

(5) if the host is not a natural person, the form of the entity, including, but not limited to, a corporation, general partnership, limited partnership, trust, or limited liability company, and the state or foreign jurisdiction of organization and registration, if other than the State of Texas, as well as the name and mailing address for each principal officer, director, general partner, trustee, manager, member, or other person charged with the operation, control, or management of the entity;

(6) a copy of the host's current driver's license or other government-issued personal identification card containing a photograph of the host, if the host is a natural person;

(7) the hotel occupancy tax registration number issued in accordance with Chapter 44 of this code;

(8) any additional information the host desires to include or that the director deems necessary to aid in the determination of whether the application will be deemed complete;

(9) an acknowledgement by the host of the following:

- (A) occupancy limits;
- (B) parking requirements;
- (C) noise limits;
- (D) revocation process; and
- (E) advertisement and signage limitations; and

(10) if the host is not the owner, a statement that is signed and acknowledged by the owner giving the host permission to operate the short-term rental.

**SEC. 42B-7. REVIEW AND ACCEPTANCE OF REGISTRATION APPLICATION.**

(a) An application will not be processed until the annual registration fee required by Section 42B-5 has been paid.

(b) The director shall review an application within 10 business days of receipt to determine completeness.

(c) If the director finds that the applicant has failed to submit a complete application or that any of the information on the application is materially incorrect or misleading, the director shall promptly notify the applicant by United States or electronic mail that the application is defective or incomplete and the director shall list the defects and missing items.

(d) An application shall expire and be void *ab initio* if by the 10<sup>th</sup> business day after the applicant is notified that the application is defective or incomplete, the applicant fails to provide documents or other information necessary to comply with the requirements of this chapter.

(e) If the director finds that the applicant submitted a complete application and all criteria have been met, the director shall promptly notify the applicant that the application has been received and found to be complete.



**SEC. 42B-8. PROPERTY INSPECTIONS.**

(a) After the director deems an application complete, but before an application is approved, the director shall conduct an inspection of the property to determine if there are any code violations. If the inspection reveals any violations of the Dallas City Code, the director shall issue a notice of violation to the owner, operator, or person in control to remedy the violations. The director shall not approve the registration until the identified code violations at the property have been abated.

(b) The director may conduct inspections of short-term rental properties at any time the director deems necessary when determined to be in the interest of the public health, safety, and welfare.

(c) Except as provided in this section, the director shall conduct a property inspection of each short-term rental upon application for renewal of a registration.

(d) For a registration renewal, no inspection is required if code violations were not found on the property in the previous 12 calendar months.

(e) The director may conduct inspections at the property if any complaint is received alleging violations occurring at the property including, but not limited to, violations of noise or parking regulations.

**SEC. 42B-9. ISSUANCE AND DENIAL OF REGISTRATION.**

(a) Upon the submission of a complete application, the director shall issue a registration to operate a short-term rental if the director determines:

(1) the applicant has complied with all requirements for issuance of the registration;

(2) the applicant has not made a false statement as to a material matter in the application;

(3) the property being registered has passed all inspections and the condition and use of the short-term rental comply with the zoning regulations in the Dallas Development Code and the minimum property standards in Chapter 27;

(4) there have not been three or more citations for violations of the Dallas City Code found on the property being registered within the previous 12 calendar months prior to the registration application;

(5) the property is not within 2,000 feet from the lot line of another registered short-term rental in an agricultural, single family, duplex, townhouse, or clustered housing zoning district as defined in the Dallas Development Code or a planned development district or conservation district whose base zoning is an agricultural, single family, duplex, townhouse, or clustered housing district;

(6) the owner and host are not delinquent in any ad valorem taxes, fees, fines, or penalties owed to the city in relation to the property where the short-term rental is located;

(7) the owner and host are not delinquent in any hotel occupancy taxes owed to the city; and

(8) the owner and host have not had a short-term rental registration revoked within the past 12 months.

(b) If the director determines that the requirements of Subsection (a) have not been met, the director shall deny the registration.

(c) If the director determines that the applicant should be denied a registration, the director shall notify the applicant in writing, by certified mail, return receipt requested, that the application is denied and include in the notice the reason for denial and a statement informing the applicant of the right to appeal.

#### **SEC. 42B-10. REVOCATION OF SHORT-TERM RENTAL REGISTRATION.**

(a) The director may revoke a short-term rental registration if the property registered as a short-term rental is the site of three or more citations for violations of the Dallas City Code or state or federal law three or more times in a one-year period. Violations considered under this provision include, but are not limited to, parking on unapproved surfaces, failure to maintain the property free of litter, exceeding noise limitations, disorderly or criminal conduct, failure to pay hotel occupancy tax, or any of the provisions of this chapter.

(b) A short-term rental registration issued under this chapter may be revoked at the director's discretion if an egregious offense occurs at the property.

(c) The director may revoke all registrations associated with a single owner or host upon revocation of any registration.

(d) If the director determines that a registration should be revoked, the director shall notify the owner and host in writing, by certified mail, return receipt requested, that the registration is revoked and include in the notice the reason for revocation and a statement informing the owner and host of the right to appeal.

(e) An owner or host that has had a registration revoked under this section shall not be permitted to apply for a short-term rental registration for a period of one year following the date of the revocation.

(f) A revocation under this section is final unless the owner or host files an appeal with the permit and license appeal board in accordance with Section 2-96.

(g) The filing of an appeal stays the action of the director in revoking a registration until the permit and license appeal board makes a final decision.

(h) The permit and license appeal board shall consider the facts as they existed at the time of the registration denial, suspension, or revocation in making its decision.

**SEC. 42B-11. REQUIRED EMERGENCY RESPONSE.**

(a) A host shall provide the director with the name, address, and telephone number of a local responsible party. This designation shall be provided on a notarized form designated by the director that is signed by the local responsible party.

(b) A host shall notify the director immediately of any change in the emergency response information on a notarized form designated by the director.

(c) The local responsible party shall arrive at the property within one hour after being notified by the city or emergency response personnel that an emergency condition has occurred on the property.

(d) Upon arrival at the short-term rental when requested as provided above, the local responsible party shall notify the requesting city personnel of his arrival and shall take reasonable actions to resolve the emergency condition.

(e) A local responsible party must be authorized to make decisions regarding the premises and its occupants. A local responsible party may be required to, and shall not refuse to, accept service of citation for any violations on the premises. Acceptance of service shall not act to release owner of any liability under this chapter.

**SEC. 42B-12. OPERATION OF SHORT-TERM RENTAL.**

(a) Maximum occupancy for a short-term rental is three people per bedroom.

(b) The use of amplified sound equipment that produces a sound audible beyond the property line of the premises between the hours of 10:00 p.m. and 7:00 a.m. is prohibited.

(c) The host shall limit the number of guest vehicles to the number of available off-street parking spaces available at the short-term rental property.

(d) Any public listing or advertisement for a property as a short-term rental must include:

- (1) the City of Dallas short-term rental registration number;
- (2) occupancy limitations;
- (3) limitations on the use of amplified sound equipment;
- (4) the number of vehicles allowed;

(5) city regulations related to parking on unapproved surfaces and oversized vehicles; and

(6) a minimum allowable rental period of two nights.

**SEC. 42B-13. HOSTING PLATFORM REGISTRATION; REVOCATION.**

(a) To obtain a registration to operate as a hosting platform, a person shall submit a complete application to the director on a form provided for that purpose. If the applicant is not an individual, an authorized officer or agent of the applicant must file the form. The application must contain the following information and be accompanied by a fee of \$XX before it is considered complete:

(1) the name, telephone number, and email address of a contact person at the hosting platform; and

(2) any other information the director deems necessary.

(b) A registration issued under this section is valid for one year.

(c) The director shall revoke the registration of a hosting platform if the hosting platform collects a fee or fails to submit a report in violation of Section 42B-14.

(d) If the director determines that a registration should be revoked, the director shall notify the hosting platform in writing, by certified mail, return receipt requested, that the registration is revoked and include in the notice the reason for revocation and a statement informing the owner and host of the right to appeal.

(e) A hosting platform that has had a registration revoked under this section shall not be permitted to apply for a hosting platform registration for a period of one year following the date of the revocation.

(f) A revocation under this section is final unless the hosting platform files an appeal with the permit and license appeal board in accordance with Section 2-96.

(g) The filing of an appeal stays the action of the director in revoking a registration until the permit and license appeal board makes a final decision.

(h) The permit and license appeal board shall consider the facts as they existed at the time of the revocation in making its decision.

**SEC. 42B-14. HOSTING PLATFORM OPERATIONS.**

(a) Hosting platforms shall not collect or receive a fee, directly or indirectly, through an agent or intermediary, for completing a booking transaction for a short-term rental unless the hosting platform has registered with the city in compliance with this Section 42B-13 and the short-

term rental has a valid registration number issued by the director in accordance with Section 42B-9.

(b) Hosting platforms shall not collect or receive a fee, directly or indirectly, through an agent or intermediary, for facilitating or providing services ancillary to an unregistered short-term rental, including, but not limited to, insurance, concierge services, catering, restaurant bookings, tours, guide services, entertainment, cleaning, property management, or maintenance.

(c) A hosting platform registered under this chapter shall provide the director, on a monthly basis, an electronic report, in a format determined by the director, of the listings maintained, authorized, facilitated, or advertised by the hosting platform within the city for the applicable reporting period. The report must include a breakdown of where the listings are located and whether the listing is for a room or a whole unit.

#### **SEC. 42B-15. CRIMINAL OFFENSES.**

A person commits an offense if he violates or attempts to violate a provision of this chapter, or a rule or regulation established by the director under this article, that is applicable to a person. A culpable mental state is not required for an offense under this chapter unless the provision defining the conduct expressly requires a culpable mental state. A separate offense is committed each day in which an offense occurs.”

SECTION 3. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$500.

SECTION 4. That Chapters 27 and 42B of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.



SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” and Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Sections 51-4.216.1, 51A-4.121, 51A-4.124, 51A-4.125, 51A-4.126, 51A-4.127, and 51A-4.205; providing regulations for short-term rental lodging uses; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Section 51-4.216.1, “Lodging Uses,” of Division 51-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (5), “Short-Term Rental Lodging,” to read as follows:

“(5) Short-term rental lodging.

(A) Definition: A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.

(B) Districts permitted: By right in MO, GO, and central area districts.

(C) Required off-street parking: One space per full or partial building rented to occupants.

(D) Required off-street loading: none.

(E) Additional provisions:

(i) This use must comply with Chapter 42B, “Short-Term Rentals,” of the Dallas City Code.

(ii) The number of short-term rentals in a single dwelling unit may not exceed one.

(iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless it is located in a zoning district in which the use is permitted and a certificate of occupancy is issued for the use.

(iv) Short-term rental lodging is prohibited in a multiple family structure that has received a density bonus under Division 51-4.900.”

SECTION 2. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “MO(A) Districts (MO-1 and MO-2),” of Section 51A-4.121, “Office Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]* or *[SUP]* *[See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.”

SECTION 3. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “General Office [GO(A)] District,” of Section 51A-4.121, “Office Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]*

- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.

SECTION 4. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (a), “CA-1(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.

SECTION 5. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (b), “CA-2(A) District,” of Section 51A-4.124, “Central Area Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel.
- Lodging or boarding house.
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1)].*
- Short-term rental lodging.

SECTION 6. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “MU-1 and MU-1(SAH) Districts,” of Section 51A-4.125, “mixed Use Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]* or *[SUP]* *[See Section 51A-4.205(1).]*
- Short-term rental lodging.”

SECTION 7. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (e), “MU-2 and MU-2(SAH) Districts,” of Section 51A-4.125, “Mixed Use Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.”

SECTION 8. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (f), “MU-3 and MU-3(SAH) Districts,” of Section 51A-4.125, “Mixed Use Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR]*



- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.

SECTION 9. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (d), “MC-1 District,” of Section 51A-4.126, “Multiple Commercial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR] or [SUP] [See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.

SECTION 10. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (e), “MC-2 District,” of Section 51A-4.126, “Multiple Commercial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR] or [SUP] [See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.

SECTION 11. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (f), “MC-3 and MC-4 Districts,” of Section 51A-4.126, “Multiple Commercial Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Extended stay hotel or motel. *[SUP]*
- Hotel or motel. *[RAR] or [SUP] [See Section 51A-4.205(1).]*
- Overnight general purpose shelter. *[See Section 51A-4.205(2.1).]*
- Short-term rental lodging.”

SECTION 12. That Subparagraph (E), “Lodging Uses,” of Paragraph (2), “Main Uses Permitted,” of Subsection (c), “UC Districts,” of Section 51A-4.127, “Urban Corridor Districts,” of Division 51A-4.120, “Nonresidential District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(E) Lodging uses.

- Short-term rental lodging ~~[None permitted].~~”

SECTION 13. That Paragraph (3) of Section 51A-4.205, “Lodging Uses,” of Division 51A-4.200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) Short-term rental lodging.

(A) Definition: A full or partial building containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.

(B) Districts permitted: By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.

(C) Required off-street parking: One space per full or partial building rented to occupants.

(D) Required off-street loading: none.

(E) Additional provisions:

(i) This use must comply with Chapter 42B, “Short-Term Rentals,” of the Dallas City Code.

(ii) The number of short-term rentals in a single dwelling unit may not exceed one.

(iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless it is located in a zoning district in which the use is permitted and a certificate of occupancy is issued for the use.

(iv) Short-term rental lodging is prohibited in a multifamily structure that has received a density bonus under Division 51A-4.1100 [Reserved].”

SECTION 14. That the director of planning and urban design shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 15. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 16. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 17. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 18. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 19. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

TAMMY L. PALOMINO, Interim City Attorney

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_