



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: August 6, 2024

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas amending the Denton Development Code, regarding short-term rental use regulations and definitions, specifically amendments to Table 5.2-A- Table of Allowed Uses, Subsection 5.3.1 Use-Specific Standards – Generally, Subsection 5.3.5: Commercial Use-Specific Standards, Table 7.9-I Parking, and Section 9.2: Definitions; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. The Planning and Zoning Commission voted [5-0] to recommend approval of the request. Motion for approval was made by Commissioner Villareal and seconded by Commissioner Pruett. THIS ITEM HAS BEEN PLACED ON THE AGENDA DUE TO A TIE VOTE AT THE JULY 23, 2024 CITY COUNCIL MEETING. IN ORDER TO COMPLY WITH NOTICE REQUIREMENTS, NO ACTION WILL BE TAKEN ON THIS ITEM UNTIL THE SEPTEMBER 24, 2024 CITY COUNCIL MEETING. (DCA23-0002g, Short-Term Rentals, Angie Manglaris)

BACKGROUND:

At the July 23, 2024 City Council Meeting, City Council considered the proposed amendments for the second time, held a public hearing, and voted [3-3] to recommend approval of the proposed amendments to the DDC as presented related to Short-Term Rental uses. In accordance with the City Council’s adopted rules of procedure in Code of Ordinances Section 2-29(g)(5), due to the tie vote, this item has automatically been placed on the August 6, 2024 City Council agenda; however, no action will be taken at this meeting in order to ensure proper public hearing notice is given. Staff will conduct a broad public notification process for the Short-Term Rental Code amendments by providing a mailed notice to property owners in addition to the standard legal notice published in the newspaper as required by state law. The item will then be placed on the September 24, 2024, City Council Agenda for further consideration and potential action, as well as a public hearing.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 23, 2019	City Council	Consider 2019 DDC Update	Approved with an effective date of October 1, 2019
March 13, 2023, March 27, 2023,	Development Code Review Committee	Consider amendments related to Short-Term Rental uses	Continued discussion at next meeting

April 10, 2023, and April 24, 2023			
June 12, 2023	Development Code Review Committee	Consider amendments related to Short-Term Rental uses	DCRC instructed staff to prepare a Public Engagement Plan in order to receive input from the community
July 19, 2023	Planning and Zoning Commission	Consider amendments related to Short-Term Rental uses removing the primary residency requirement	Recommended approval
July 25, 2023	City Council	Consider amendments related to Short-Term Rental uses removing the primary residency requirement	Approved
September 25, 2023	Development Code Review Committee	Review proposed amendments and results of Public Engagement Survey	Continued discussion to next meeting
October 23, 2023 November 13, 2023, and December 11, 2023	Development Code Review Committee	Consider amendments related to Short-Term Rental Uses	Continued discussion to next meeting
January 8, 2024	Development Code Review Committee	Consider amendments related to Short-Term Rental Uses	DCRC directed staff to proceed with amendments as presented
February 28, 2024	Planning and Zoning Commission	Consider amendments related to Short-Term Rental Uses	Continued public hearing to March 20, 2024
March 20, 2024	Planning and Zoning Commission	Consider amendments related to Short-Term Rental Uses	Recommended approval [7-0]
May 29, 2024	Planning and Zoning Commission	Consider amendments related to Short-Term Rental Uses	Recommended approval [5-0]
June 4, 2024	City Council	Consider amendments related to Short-Term Rental Uses	Continued to July 23, 2024 [7-0]
July 23, 2024	City Council	Consider amendments related to Short-Term Rental Uses	Recommended approval – resulted in a tie vote [3-3]

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 – Staff Analysis
Exhibit 3 – Redline Short-Term Rental Code Amendments
Exhibit 4 – Short-Term Rental Survey Results
Exhibit 5 – Survey Summary Presentation
Exhibit 6 – Public Comment
Exhibit 7 - Presentation

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Angie Manglaris, AICP
Development Review Manager