

PLANNING DEPARTMENT
CITY OF CARROLLTON

CZO TEXT AMENDMENT – PLZT 2025-170
DATE: 12/02/2025

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ORDINANCE NUMBER 1470, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING ARTICLE V. USE OF LAND AND STRUCTURES, SECTION C. USE MATRIX, BY MODIFYING THE ZONING DISTRICTS SHORT-TERM RENTAL AND BED AND BREAKFAST USES MAY OPERATE BY RIGHT OR BY SPECIAL USE PERMIT (SUP) AND REPEALING SECTION D. INTERIM PROHIBITION ON SHORT-TERM RENTAL AND BED AND BREAKFAST USES; REPEAL AND RESERVE ARTICLE XXI. SPECIAL USE PERMITS, SECTION D. SPECIAL CONDITIONS, 2. SUBSECTION F. HOTEL AND TRANSIENT LODGING; AND AMENDING ARTICLE XXXIV. DEFINITIONS, SECTION B. TERMS AND DEFINITIONS RELATIVE TO SHORT-TERM RENTALS AND BED AND BREAKFASTS; PROVIDING PENALTY, SEVERABILITY, REPEALER, AND SAVINGS CLAUSES; AND PROVIDING AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the Sixth day of November 2025, the Planning & Zoning Commission considered and made recommendation on a change to the Comprehensive Zoning Ordinance of the City of Carrollton (Case No. PLZT 2025-170); and

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”) conducted a public hearing on the Second day of December 2025, at which all persons were given an opportunity to present testimony; and

WHEREAS, the rise of digital platforms such as Airbnb and VRBO has led to an increase in resident property concern about transient and vacation rental uses that infringe on the property rights of neighbors in the City of Carrollton (“City”); and

WHEREAS, the City has had numerous speakers attend public meetings to express concerns about the increase in health, safety, and nuisance issues related to short-term rental (“STR”) and bed and breakfast (“B&B”) uses in the City; and

WHEREAS, some STR and B&B properties are used for gatherings disruptive to neighborhoods; and

WHEREAS, more commonly, the public has complained that STRs and B&Bs in Carrollton disrupt their use of their property due to unreasonable noise, excessive trash, disorderly conduct, and parking; and

WHEREAS, residents have indicated that some STR and B&B occupants are less concerned than long-term residents with the impact of conduct at STR and B&B premises on neighbors, due to the temporary nature of their occupancy and lack of community with the neighborhood; and

WHEREAS, Carrollton residents have a right to peace and quiet enjoyment of their properties; and

WHEREAS, the City of Carrollton's strategic vision states that Carrollton residents wish for a place that families and businesses want to call home, and residents have expressed that STRs and B&Bs negatively affect the desire of families to call Carrollton home because of the transient nature of the users of STRs and B&Bs; and

WHEREAS, the City Council wishes to advance the objectives of the Comprehensive Plan by championing established residential neighborhoods through regulations that support neighborhood identity and ensuring safety, which contributes to the overall character and livability of the neighborhoods in the City; and

WHEREAS, the City wishes to respond to residents' concerns and address issues with property owners and managers of STRs and B&Bs; and

WHEREAS, on May 6, 2025, the City Council adopted an interim prohibition for a period not to exceed one year, which stayed all pending special use permit ("SUP") applications submitted under Article XXI. Special Use Permits, Section D. Special Conditions, 2. Subsection f. Hotel And Transient Lodging of the Comprehensive Zoning Ordinance; and

WHEREAS, in July the City Council directed staff to present information regarding child safety zones, human trafficking, zoning options, notification processes, restriction/regulation options, and an administrative permitting process; and

WHEREAS, in September criminologist Dr. del Carmen presented his findings regarding elevated crime rates for and around STRs and B&Bs located in the City; and

WHEREAS, the City Council also received information about the prevalence of sex offenders and human traffickers using transient lodging to mask their activities, but efforts by the hospitality industry to subvert those activities has led to the potential for an increase of STR and B&B usage by such persons; and

WHEREAS, the City Council next received information about different zoning options available, such as density restrictions between uses, prohibiting STRs and B&Bs in child safety zones, prospective or total ban on uses, and caps on the number of SUPs or administrative permits for STRs and B&Bs in the City; and

WHEREAS, finally, the City Council received and discussed different administrative regulations, to be addressed through a licensing process, such as noise, trash, use, parking, notification, adult background checks, anti-trafficking education, and age restrictions, among others; and

WHEREAS, after considering all the options presented by staff, and consideration of the public hearing comments made during previous SUP applications at public meetings, on October

28, 2025, the City Council directed staff to draft ordinances that would provide non-conforming rights to all STRs and B&Bs operating in compliance with City regulations in existence on December 2, 2025, but prohibit any new STRs or B&Bs within the City as of December 2, 2025, with additional administrative regulations to prevent illegal activities such as trafficking or violating the City's child safety zone regulations; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following interim prohibition of the special use permit process for short-term rentals would provide for and would be in the best interest of the health, safety, morals, and general welfare of the citizens of the City:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Article V. Use of Land and Structures of the Comprehensive Zoning Ordinance, City of Carrollton, Texas, is hereby amended by modifying a portion of Section C. Use Matrix, Primary Uses, 3. Hotels and Transient Lodgings for zoning districts short-term rental and bed and breakfast uses may operate by right or by Special Use Permit (SUP) as follows:

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Use Code	Type of Use	(H)	(ALL SF-DETACHED DISTRICTS)	(ALL SF-ATTACHED DISTRICTS)	(D)	(ALL MF DISTRICTS)	(HWP)	(O-1) (O-2)	(O-3) (O-4)	(LR-1)	(LR-2)	(CC)	(LC)	(HC)	(C/W)	(PWY)	(LI)	DOWNTOWN TRANSIT CENTER				Trinity Mills TC	Frankford TC
																		Historic Square	Urban Core	Urban General	Urban Fringe		
C301	Short-Term Rental *																						
C302	Bed and Breakfast *																						

• - Permitted Use
[] - Prohibited Use
* - Refer to Article XXXIV for definition

S - Special Use Permit Required
TSP - Technical Site Plan Required
SDP - Special Development Plan

A - Permitted as an Accessory Use
T - Permitted as a Temporary Use

Im - Permitted on Interim Basis Only

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Article V. Use of Land and Structures, of the Comprehensive Zoning Ordinance, City of Carrollton, Texas, is hereby amended by repealing Section D Interim Prohibition on short-term rental and bed and breakfast uses.

Section 3.

Article XXI. Special Use Permits, of the Comprehensive Zoning Ordinance, City of Carrollton, Texas, is hereby amended by repealing Section D. Special Conditions, 2. Subsection f. Hotel And Transient Lodging and reserving the subsection for future use.

Section 4.

Article XXIV. Definitions, of the Comprehensive Zoning Ordinance, City of Carrollton, Texas, is hereby amended by modifying the following definitions relative to short-term rentals and bed and breakfasts and removes the term and definition of “booking service”:

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BED AND BREAKFAST: A dwelling, or portion thereof, used for lodging accommodations to occupants for a period of less than thirty (30) consecutive days and which is permanently occupied by the property owners listed on the county appraisal districts records for which the property is located.

BEDROOM: A room in a dwelling used for sleeping purposes, other than a kitchen, dining room, living room, bathroom or closet. The room has proper egress as required by the City of Carrollton’s adopted building and fire codes. This definition shall include extra dining rooms, living rooms, and all dens, studies, game rooms, sunrooms or similar extra rooms, all of which are capable of being used as bedrooms. This definition of bedroom does not apply to short-term rental and bed and breakfast uses.

BOARDING, LODGING OR ROOMING HOUSE: A building other than a hotel, where lodging and meals for five or more persons are served for compensation. Excludes short-term rentals and bed and breakfasts referenced in the Comprehensive Zoning Ordinance.

DWELLING UNIT: A single living unit providing complete, independent living facilities for one family or persons maintaining a common household, and including a residential kitchen, bathroom, and provisions for living, sleeping, and sanitation; accessible independently of another dwelling unit or portion thereof (SEE RESIDENTIAL KITCHEN). Dwelling units do not include hotels, motels, inns, or non-residential uses where rooms are rented.

SHORT-TERM RENTAL: A dwelling used for lodging accommodations to occupants for a period of less than thirty consecutive (30) days that is not permanently occupied by the property owners listed on the county appraisal districts records for which the property is located.

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Section 5.

Any person, firm, or corporation violating a provision of this Ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 6.

The provisions of this Ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 7.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 8.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance, Chapter 153 of the Code of Ordinances, and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 9.

This Ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Second day of December, 2025.

CITY OF CARROLLTON

By: _____
Steve Babick, Mayor

ATTEST:

Chloe Sawatzky
City Secretary

APPROVED AS TO FORM:

Meredith Ladd
City Attorney

APPROVED AS TO CONTENT:

Loren Shapiro, AICP
Planning Manager