

## Legislation Details (With Text)

<b>File #:</b>	6040	<b>Version:</b>	1	<b>Name:</b>	PLZT 2022-187 CZO Text Amendment Short-Term Rental (ZT) - PH
<b>Type:</b>	Public Hearing	<b>Status:</b>	Passed		
<b>File created:</b>	1/20/2023	<b>In control:</b>	City Council		
<b>On agenda:</b>	2/7/2023	<b>Final action:</b>	2/7/2023		
<b>Title:</b>	Hold A Public Hearing And Consider An Ordinance Amending The Text Of Various Articles Of The Comprehensive Zoning Ordinance To Amend Article V 'Use Of Land And Structures' To Revise The Land Use Matrix To Modify The Term "Bed And Breakfast Inn" To "Short-Term Rental"; To Allow "Short-Term Rental" In All (SF) Single-Family Detached Residential Districts, All (SF) Single-Family Attached Residential Districts And (D) Duplex Residential District; To Modify The Term "Bed And Breakfast Home" To "Bed And Breakfast"; To Allow "Bed And Breakfast" In The (D) Duplex Residential District And To Prohibit "Bed And Breakfast" In All Multi-Family Residential Districts; To Amend Article XXI 'Special Use Permits', Section D, 'Special Conditions', 2(F) Hotel And Transient Lodging; And To Amend Article XXXIV 'Definitions' To Add Definitions For "Bed And Breakfast," "Booking Service," And "Short-Term Rental." Case No. PLZT 2022-187 CZO Text Amendment Short-Term Rental.				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Results Sheet.pdf, 2. Technical Comments.pdf, 3. Draft P&Z Minutes.pdf, 4. Proposed Ordinance.pdf

Date	Ver.	Action By	Action	Result
2/7/2023	1	City Council		

**CC MEETING: February 7, 2023**

**DATE:** January 20, 2023

**TO:** Erin Rinehart, City Manager

**FROM:** Loren Shapiro, AICP, Planning Manager  
Marc Guy, Assistant City Manager

**Hold A Public Hearing And Consider An Ordinance Amending The Text Of Various Articles Of The Comprehensive Zoning Ordinance To Amend Article V 'Use Of Land And Structures' To Revise The Land Use Matrix To Modify The Term "Bed And Breakfast Inn" To "Short-Term Rental"; To Allow "Short-Term Rental" In All (SF) Single-Family Detached Residential Districts, All (SF) Single-Family Attached Residential Districts And (D) Duplex Residential District; To Modify The Term "Bed And Breakfast Home" To "Bed And Breakfast"; To Allow "Bed And Breakfast" In The (D) Duplex Residential District And To Prohibit "Bed And Breakfast" In All Multi-Family Residential Districts; To Amend Article XXI 'Special Use Permits', Section D, 'Special Conditions', 2(F) Hotel And Transient Lodging; And To Amend Article XXXIV 'Definitions' To Add Definitions For "Bed And Breakfast," "Booking Service," And "Short-Term Rental." Case No. PLZT 2022-187 CZO Text Amendment Short-Term Rental.**

**BACKGROUND:**

This is a City-initiated request for approval to amend the Comprehensive Zoning Ordinance pertaining to “Short-Term Rental” and “Bed and Breakfast” uses.

On December 6, 2022, City Council amended the Carrollton Code of Ordinances pertaining to short-term rental and bed and breakfast properties.

**STAFF RECOMMENDATION/ACTION DESIRED:**

On January 5, 2023, the Planning and Zoning Commission recommended **APPROVAL** of the proposed amendment. The attached ordinance reflects the Commission’s recommendation.

Staff recommends approval and adoption of the ordinance.