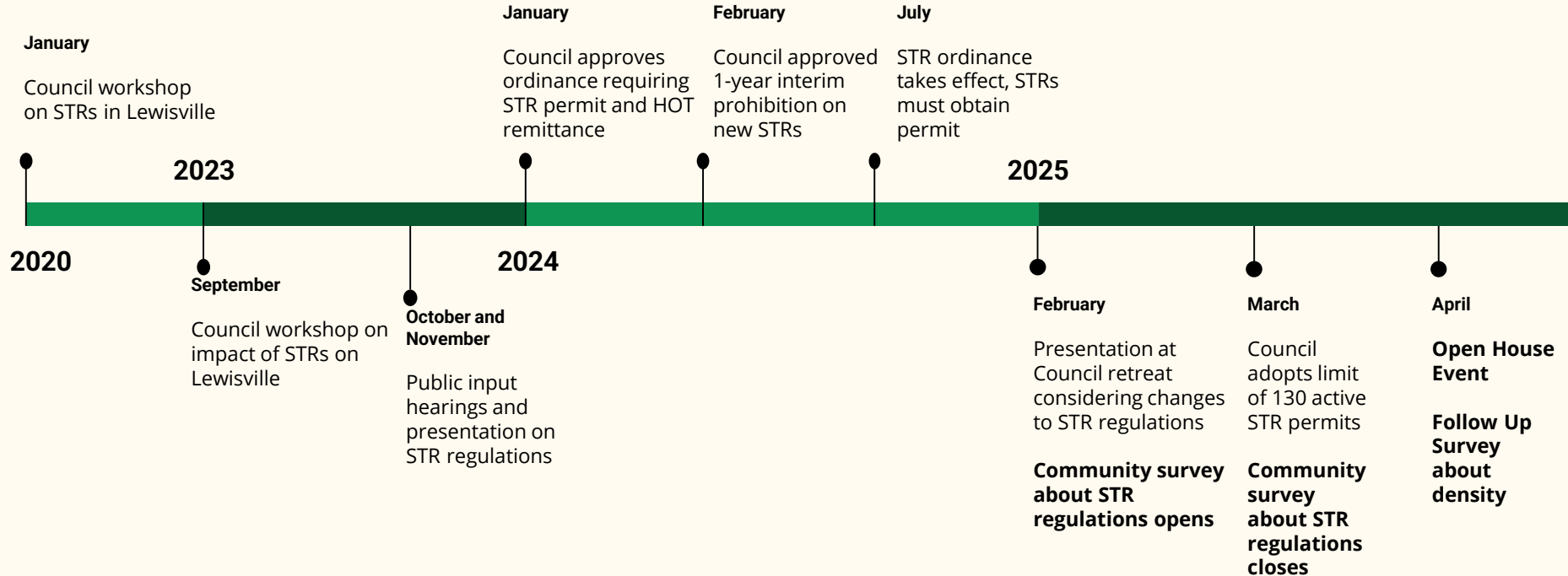


Short Term Rental Density Discussion

City Council Workshop
4-21-2025

Short Term Rental Timeline



Map of STRs

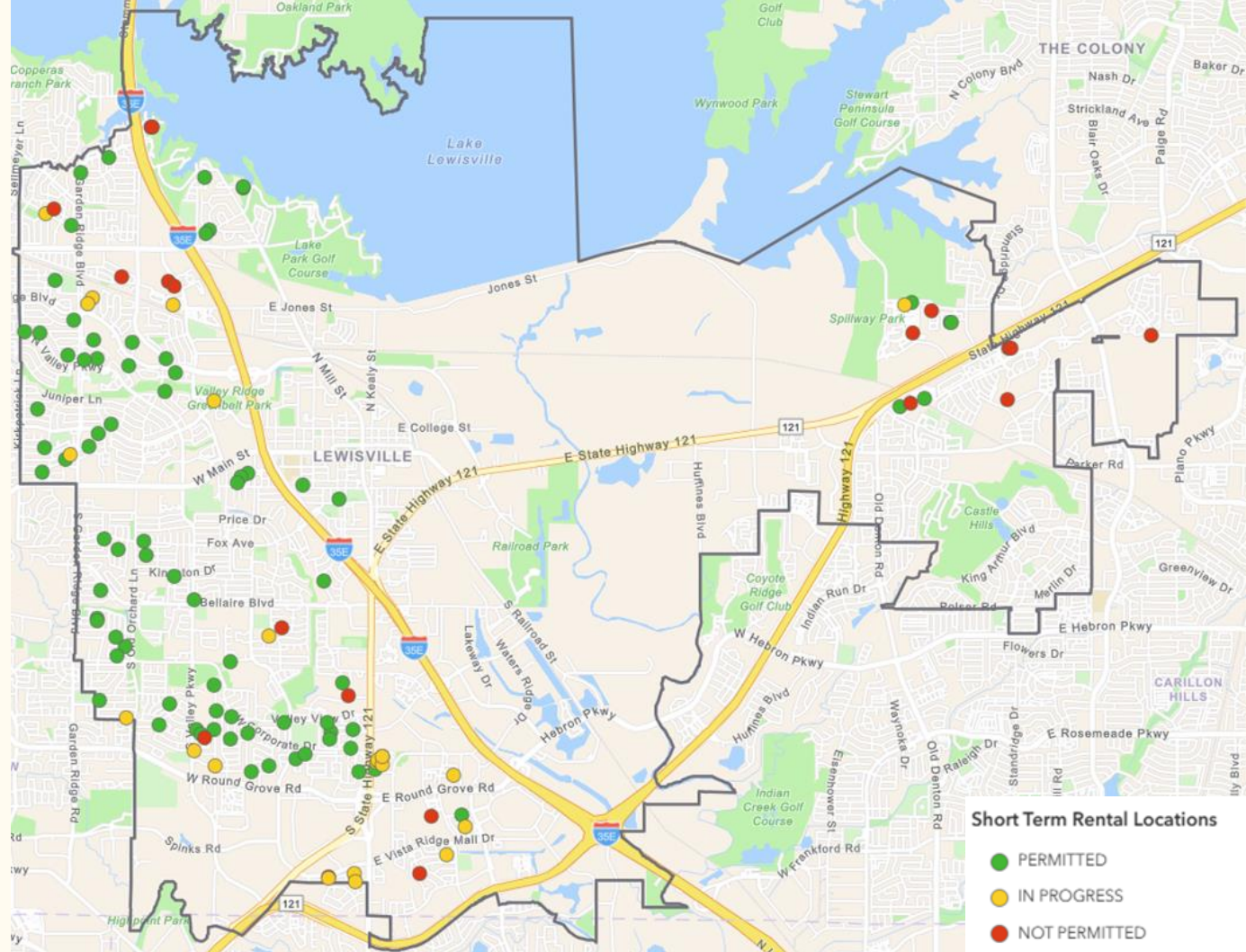
132 Total STRs identified

22 Not permitted (16.7%)

16 Permit in progress
(12.1%)

94 Permitted STR
(71.2%)

110 Combined number of
STR permits and
applications (83.3%)



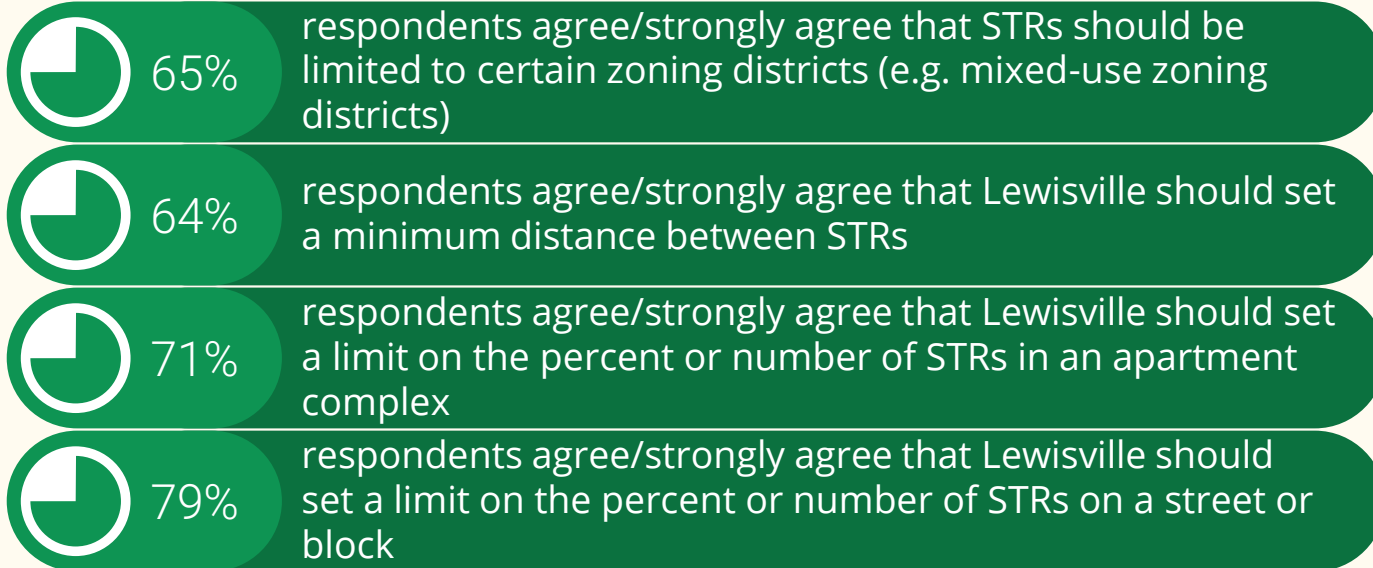
Hotel Occupancy Tax and Existing STR permits

- It was recently determined only 33% of STRs are remitting HOT Tax as required
- Finance Department is creating letters to be sent out to the STRs in non-compliance
- After letters are sent Code Enforcement will begin enforcement measures
- As a reminder, any STR not in compliance with this requirement will not be able to renew their STR permit

Public Input Related to STRs and Density

- Zen City Survey - Feb - Mar 2025 - 602 Submissions
- Open House at Thrive - March 2025 - ~20 attendees
- Follow up Survey - April 2025 - 29 Submissions

Highlights from the ZenCity Survey Related to Density



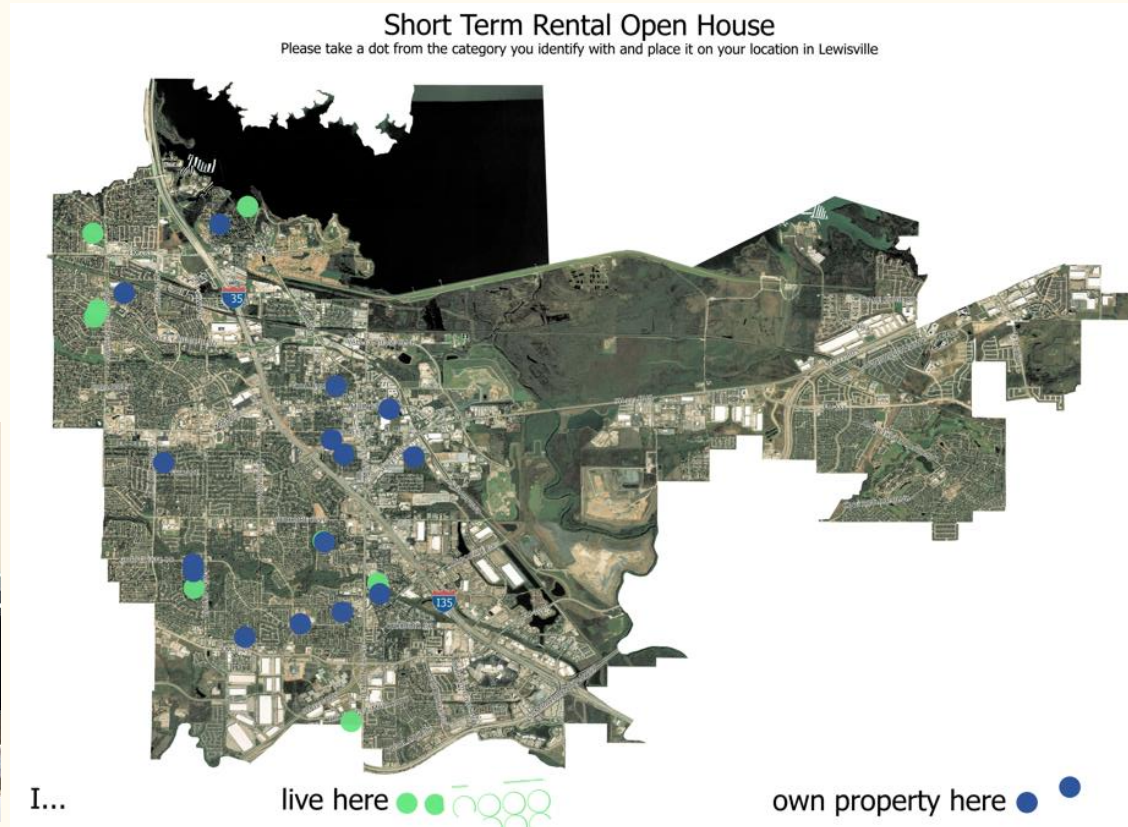
Open House

Opportunity for residents to speak to staff and provide feedback

Outreach notices sent by email

March 27, 2025 at Thrive

About 20 attendees



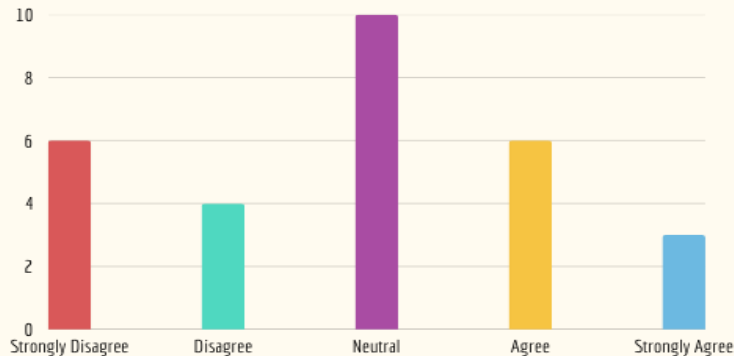
Post-Open House Follow Up Survey on Density

- Open 04.04 - 04.11
- 29 respondents
- Same outreach and questions utilized for Open House
- Possible fatigue on this topic

Key Results From the Open House & Follow Up Survey

I am satisfied with Current STR Regulations

- Disagree/Strongly Disagree 34%
- Neutral 34%
- Agree/Strongly Agree 31%



Current rules for short-term rentals



To obtain a short-term rental unit permit, property owners must:

- Submit an application that includes information about the owner, property manager, bedrooms, informational brochure, and receipt for property taxes.
- Submit a nonrefundable short-term rental unit permit fee.
- Ensure the property passes a building inspection.
- Meet all other requirements for issuance, such as not being delinquent on city taxes or other financial liabilities to the city.



To keep a short-term rental unit permit, property owners must:

- Report and pay hotel occupancy taxes monthly.
- Pass inspection and renew the permit annually.
- Avoid actions that could lead to revocation, such as providing false information, attempting to transfer the permit, or receiving 2 or more citations in a permit year.
- Designate a property manager who is available and responsive to concerns.
- Inform guests of emergency contacts and city rules about trash, parking, and noise.
- Ensure advertisements include the permit number, state that the property is not a party venue, and do not include a guest occupancy that is higher than the occupancy limit.



A maximum of 130 STR permits can be active at any given time.

The STR permit application will close when the combined number of permitted STRs and applications received reaches 130.

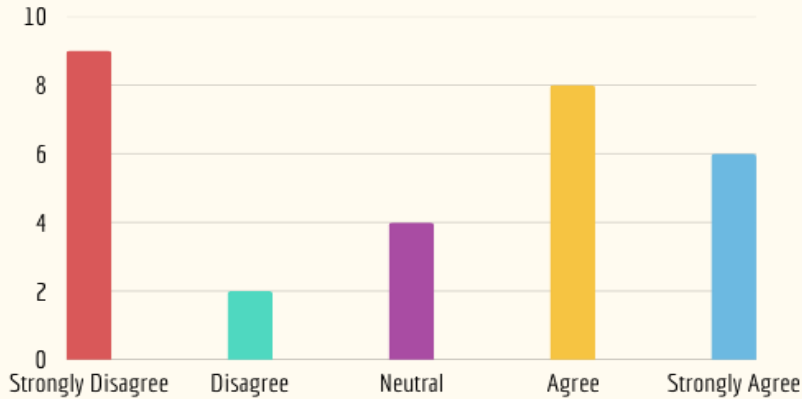


Let's build better rules with the help of our neighbors.

Learn more about STR rules at cityoflewsville.com/str



Key Results From the Open House & Follow Up Survey



STRs should be allowed in Multifamily units

- Disagree/Strongly Disagree 38%
- Neutral 14%
- Agree/Strongly Agree 48%

STRs in multi-family units: Max per complex?

Lewisville currently has 102 apartments, with more in development. Apartments vary in size and style; some have hundreds of units in one building, while others spread out units across multiple buildings.

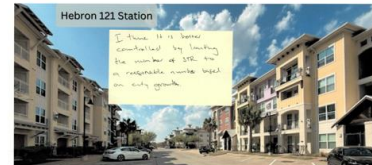
The table below demonstrates potential limits: a maximum of 5%, 10%, or 20% of units (truncated) can operate as an STR per multi-family complex.

Apartment Complex	Buildings	Units	5%	10%	20%
Hebron 121 Station	53	1,350	67	135	270
Station at Old Town	1	284	14	28	56
TOTAL in Lewisville	1,436	27,633	1,344	2,733	5,493

Cities that limit STRs in multi-family units	
City	Multi-family rules
Austin	Depends on location of the complex: <ul style="list-style-type: none"> • 3% in non-commercial districts • 20% in commercial districts
Dallas	Depends on the total units and zoning: <ul style="list-style-type: none"> • 3% if in multi-family zoning and 20+ units total • 20% if in a non-residential zone and 20+ units total • Not allowed if less than 20 units.
Denton	10% or at least 2 per development
Euless	12.5% or at least 1 per building
Grapevine	3% limit, only allowed in complexes with 50+ units
Plano	5% or at least 1, on-site property management required.
Rockwall	5% limit, rounded up if there is a remainder.
San Antonio	Depends on the total units: <ul style="list-style-type: none"> • 1 STR in buildings with 5-7 units. • 12.5% in buildings with 8+ units.
Waco	Up to 5 units, with various exceptions to the limit.



66% of survey respondents agreed that Lewisville should set a limit on the number or percent of STRs in an apartment complex



The problem is not the number of STRs, but the location of STRs created by complex owners. We need to regulate the location of STRs in Old Town.

It's not the number of STRs, it's the location of STRs. We need to regulate the location of STRs in Old Town.

100% of all STRs in multi-family units, one a unit per floor.

How are we looking to determine that?

Yes, 130 City for multi-family

Disagree

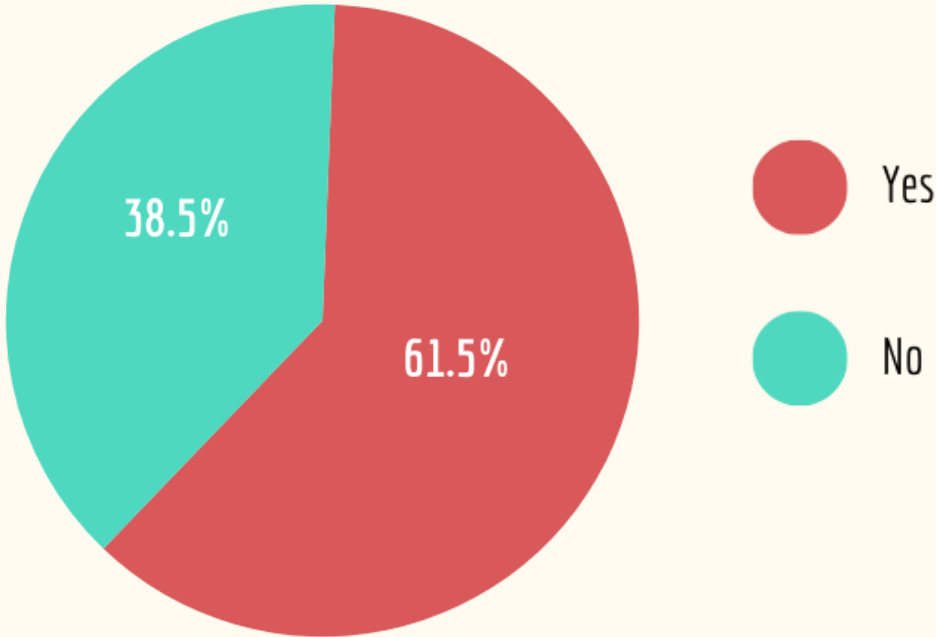
Already is not needed. There are far more good uses than bad ones. No need for legislation.

Share your thoughts!

- What do you think about setting a limit per multi-family complex?
- If the City does set a limit on STRs allowed in multi-family complexes, what should that limit be?
- Should STRs in multi-family units be subject to the 130 permit cap?

Key Results From the Open House & Follow Up Survey

Should multifamily STRs count toward the limit?



Key Results From the Open House & Follow Up Survey

Limiting STRs per block face thoughts:

Don't like this as much.

Yes.

Too many regulations all ready. Stop telling people what they can or can't do with their own property.

It would allow far too many inside residential areas.

Too hard to determine what a block face is. Still allows a lot of STRs close together. But, better than no density regulation.

B/c Lewisville is so centrally located in the DFW area - also close to the airport - I think it makes more sense to utilize a max block face at 12.5-15% across the whole city.

If adopted, 1 or 2 STRs per block face were the respondent's preference

STRs in single-family neighborhoods: Max per block face?

Block face defined:

One side of a street located between two intersecting streets, the end of the street, or 90-degree bends in the street.



B/c Lewisville is so centrally located in the DFW area - also close to the airport - I think it makes more sense to utilize a max block face at 12.5-15% across the whole city.

Cities that limit STRs by block or block face	
City	Max per
Corpus Christi	15% per block face
Eufaula	12.5% or at least one per block
San Antonio	12.5% or at least one per block face
San Marcus	1 per block or 660 linear feet on the same street

71% agree that Lewisville should set a limit on the percent or number of STRs on a street or block

Share your thoughts!

- What do you think about setting a limit per block face?
- If the City does set a limit per block face, what should that limit be?
- If a max per block face requirement is adopted, should the city reconsider the 130 permit cap?
- How many STRs should be on a block face?

Key Results From the Open House & Follow Up Survey

Limiting STRs by distance:

100 feet for fairness to other hosts

Again, short term rentals aren't nearly the issue compared to longer term rentals.

I don't believe limits should be set

Yes; there should be a limit on how close they can be

Love this idea at 500-1,000 feet from property line to property lines. Easy to measure. Keeps STRs from congregating in one area.

I don't think a distance buffer has any impact on the goal that are trying to be achieved by the city

A distance bigger would be a good way to keep STR's to a manageable number.

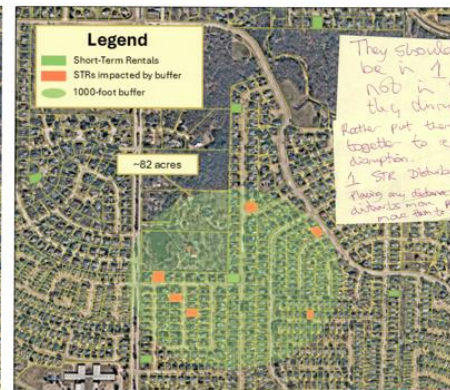
*They should all be in 1 area not in SFR they disrupt other put them all together to reduce disruption.
1 SFR District 7-10
Placing any distance apart disturbs more people more than to absorb*

Minimum distance between STR 200 ft

Preferred 1000 ft limit would be ok with some STR's but don't want STR's when there are other STR's nearby

Do not renew permits of properties with regular disruption calls

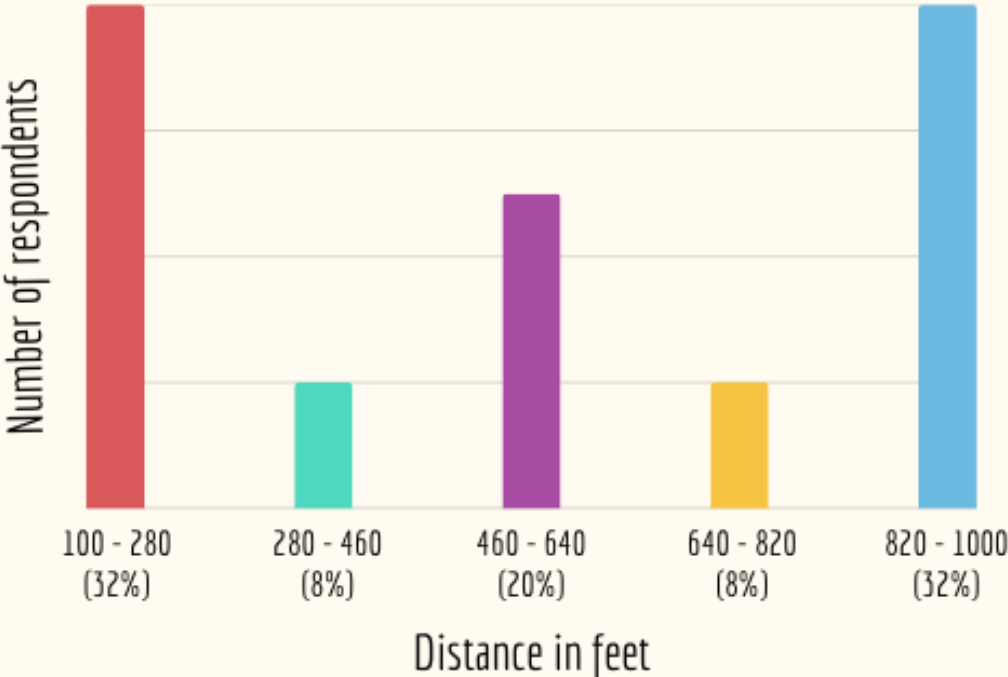
I think the 23 acres is reasonable.



Generally, more support for distance requirements rather than block face limitations

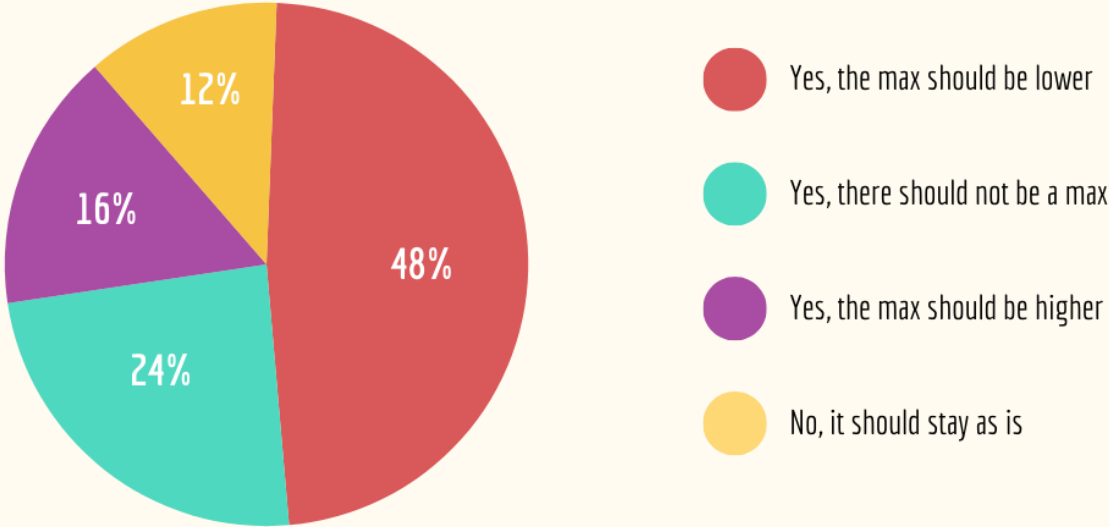
Key Results From the Open House & Follow Up Survey

If the City does set a distance requirement between short-term rentals, what should it be?



Key Results From the Open House & Follow Up Survey

Should the City reconsider the 130 permit limit if a distance requirement is set?



How does this compare to Texas cities with density requirements and to our survey cities?

Two cities use both minimum distance and a maximum per block or blockface:

- San Marcos
- Boerne
- None of Lewisville's survey cities included linear distance and blockface density requirements together. Denton requires a 100 ft from the property boundary

Cities that limit STRs in multi-family units

- Austin 3% limit
- Rockwall 5% limit
- San Antonio and Euless 12.5% limit

Survey Cities

- Dallas, Grapevine 3%
- Plano 5%
- Denton 10%

Updates to the UDC

- Remove interim prohibition language

If Council desires:

- Add definitions for STR and multi-family complex
- Add density requirements in the certain distance requirements section
- STRs that already have an active permit will be allowed to continue operating without meeting distance requirements.

Updates to Lewisville Code of Ordinances

Chapter 4 Division 4. Short-Term Rental Units

- Clarify maximum occupancy requirements - exclude dining rooms, living rooms, and offices from occupancy count

If Council desires:

- Density requirements must be met to issue a permit
- Clarify reasons for denial of STR permit
- Remove or change the limit on active STR permits

Council Discussion Points

1. Block face limitations
 - a. *A max of 1 per block face or other preference*
2. Distance between STRs requirement
 - a. *500 feet minimum or other preference*
3. Multifamily unit limitations
 - a. *5% of units maximum or other preference*
4. 130 unit limit
 - a. *Keep limit the same or modify*
5. Multifamily STR limit
 - a. *Count towards the total unit limit or have their own total unit limit*

Next Steps

- 1. April-May** - Work with legal on draft ordinance
- 2. June 3** - Planning and Zoning Commission Meeting - Public Hearing and Recommendation
- 3. July 7** - City Council Meeting - Public Hearing and Decision
- 4. July-August** - Go-live date on new portal

Questions?