

ORDINANCE NO. 2008-11

AN ORDINANCE AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES TO ADD A DEFINITION OF THE TERM "SHORT TERM RENTAL," TO PROHIBIT SHORT TERM RENTAL USE OF PROPERTY IN THE SINGLE FAMILY RESIDENCE DISTRICTS IN THE CITY OF OLMOS PARK, AND TO ESTABLISH A PENALTY FOR VIOLATION

WHEREAS, Chapter 31 of the Code of Ordinances of the City of Olmos Park, Texas, covers zoning matters; and

WHEREAS, the City Council of the City of Olmos Park has received complaints from residents concerning the rental of property within the Single Family Residence Districts for short term periods and the noise, congestion, and related problems incident to short term rental of real property within the Single Family Residence Districts; and

WHEREAS, the City Council believes that transient use of real property within the City of Olmos Park is contrary to the character and ambiance of the City and that real property within the Single Family Residence Districts in the City of Olmos Park should not be used for rentals for a period less than 30 days and that Chapter 31 of the Code of Ordinances of the City of Olmos Park should be amended by providing a definition of the term "short term rental" and to prohibit short term rental use of property within the Single Family Residence Districts in the City of Olmos Park.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Olmos Park, Texas that:

Section 1. Section 31.225 is hereby added to Chapter 31 of the Code of Ordinances to read as follows:

31.225 SHORT TERM RENTAL

A rental of real property for a period shorter than 30 consecutive days. Short term rental of real property is presumed to be a commercial use of real property.

Section 2. Section 31.404 is hereby added to Chapter 31 of the Code of Ordinances to read as follows:

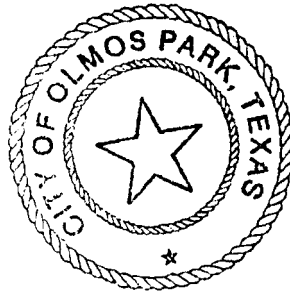
31.404 SHORT TERM RENTAL USE PROHIBITED

Real property in the Single Family Residence Districts may not be used for short term rental.

Section 3. A violation of this Ordinance shall be punished as set out in Section 31.1600 of the Code of Ordinances of the City of Olmos Park. Each day a violation occurs shall be a separate offense.

Section 4. This ordinance shall be effective ten days after publication in the official newspaper of the City of Olmos Park.

PASSED AND APPROVED this 16th day of October, 2008.



Ronald G. Tefteller

Ronald G. Tefteller
Mayor

ATTEST:

Celia DeLeon

Celia DeLeon
City Secretary