



# Mayor's Newsletter

March 2023

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Mayor Bobby Warren - [bwarren@jerseyvillagetx.com](mailto:bwarren@jerseyvillagetx.com)

Dear Friends and Neighbors,

Over the last several months, citizens have reached out to me to express concern about single family properties in our city being used as “short-term rentals”. Many of you are likely familiar with these through online platforms such as Airbnb or VRBO. These websites allow homeowners to advertise their properties for rental on a short-term basis – from a few days or perhaps a week or two. Although these properties were relatively rare in Jersey Village a few years ago, we have seen more listings in our city over the past year.

Residents living near a few of these properties have expressed concerns about increased traffic and noise from these short-term rentals. Until recently, those properties were governed solely by our hotel ordinances as a “tourist home.” It quickly became clear to us, however, that the existing ordinances did not adequately address some of the unique challenges of these short-term rentals.

Some citizens have asked why these rental properties are allowed to operate in our residential areas at all. A Texas Supreme Court ruling issued in 2018 found short-term rentals to be a “residential purpose” that is not at odds with deed restrictions or zoning ordinances limiting an area to residential use.

After discussion of the issue by city council, our staff and city attorney have developed a set of ordinances designed to help address many of the concerns raised by our citizens. The first ordinance creates a unique permitting system, requiring inspection of the property and imposing minimum insurance requirements. It was unanimously adopted by our city council during our February regular meeting. Permit holders who do not maintain control of their properties and violate city ordinances face revocation of those permits and would be prohibited from re-applying for 18 months.

A second ordinance, which revises our current zoning regulations to limit the number of these short-term rentals and their proximity to one another will be reviewed by our planning and zoning commission and scheduled for public hearings as required by state law. The more complex process required for zoning changes means that it will be several more months before that particular ordinance could take effect.

As I stated during our last city council meeting, these ordinances will not be set in stone. I will ensure that we continue to keep a close eye on these properties and take steps as needed to revise and further strengthen our ordinances as best as we can to address problems that arise.

Thank you to all who have reached out and provided input regarding your experiences with these properties. I encourage anyone who runs into issues with these properties to reach out to city hall.

Your neighbor,

Bobby Warren  
Mayor