

**Excerpt from Draft Minutes  
Planning & Zoning Commission  
Meeting of March 6, 2025**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Short-Term Rental** On An Approximately 0.17-Acre Lot Zoned (SF-7/14) Single-Family Residential District And Located At 2120 Kings Road; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-193 2120 Kings Road Short-Term Rental.** Case Coordinator: Michael McCauley.

Michael McCauley, Senior Planner, presented this item. He advised this is a request for a Special Use Permit to allow a short-term rental. A locator zoning map, aerial photograph and floor plan were provided. He noted there was one police call for service on New Year's Day for a fireworks complaint, however no evidence of that was found. He advised there are no other STRs in the subdivision. Staff is recommending approval with stipulations.

Commissioner Martin asked if the home is being operated as a STR now; Mr. McCauley responded that it is.

Applicants Philip and Angela Hagne, 1125 Lake Carol Lane, Lewisville, spoke. They advised that the home was previously a long-term rental and began it as a short-term rental in November 2024. The home and yard have been remodeled, and no complaints have been received from the neighbors. Mr. Hagne advised that they live close by and can check on the property frequently. They have owned the property for ten years. They will not allow parties and there is no pool. Cameras are located at the front and rear entrances. There is a rear driveway for parking.

Commissioner Overholt asked how many properties the applicants own in Carrollton and if there is a "quiet time." Mr. Hagne responded that they own 22 properties though not all are short-term rentals. Quiet time is the same as city ordinance.

Commissioner Doyle inquired as to why they no longer want to rent the property as a long-term rental but rather a short-term rental. Mr. Hagne responded that it makes more money as a short-term rental, and it is easier to keep maintained. He is there frequently and in between rentals to handle any maintenance issues.

Commissioner Foster asked whether noise monitoring devices are installed. Mr. Hagne said not at this time but the stipulations require it so it will be installed.

Chair Windrow advised that three public comment cards were received: two opposed and one in favor.

Chair Windrow opened the public hearing. There were no speakers.

- \* *Commissioner Kramer moved to close the public hearing and approve Case No. PLSUP 2024-193 2120 Kings Road Short-Term Rental with stipulations; second by Commissioner Martin. The motion was approved with a vote of 8-0, (Yarbrough absent).*