

PUBLIC COMMENTS (1 OF 5)

David Bilodeau
1610 Mission Ridge Trail/75007

- The case number: PLSUP 2024-150

I oppose the zoning change

- This area is single family and a short term rental has the potential to disrupt the peace. The house in question was badly neglected and while it is good that it has undergone renovation, it's in an area of older residents and there surely is plenty of demand for a sale. I do not see how zoning it for short term rental brings any added value to this highly single family area.

Case number

- The case number: PLSUP 2024-150

My name is Janice G Thompson, 1612 Palisades Drive, Carrollton 75007. 972-242-4644. I have lived here 39 years. I am 100% against the Rezoning of 1629 Palisades Drive to be short term rental. Carrollton has been a great place, quiet neighborhood and safe. Opening up our street to short term rental, parties, etc... would move people out of our area and most likely require police to respond to complaints. Please consider the opinions of the residents. Our neighborhood needs your support.

Thank you,

Janice Thompson

PUBLIC COMMENTS (2 OF 5)

Hello,

I'm writing to let you know I do not support the re-zoning of 1626 Palisades Drive. Please keep as a regular residence.

Thanks,

Suzanne Seraine

2900 Palisades Drive

Carrollton, TX 75007

Name: Brent Harrison Hoff Trustee, Brent H. Hoff Trust
Address: 1635 Piedmont Pl.
City, St, ZIP: Carrollton, TX, 75007

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **completely** fill out this form, sign and date it and return it before end of business day prior to the public hearing.

I hereby register my: Support Opposition

To Case No./Name: PLSUP 2024-150 1629 Palisades Drive
short-term Rental

Comments: Opposed due to concerns about potential noise, traffic, parking, and illicit activity issues. Please keep this a residential (family) district

Signature: Brent Harrison Hoff Date: 10/27/2024

Received NOV 01 2024

PUBLIC COMMENTS (3 OF 5)

Name: Jessica L Tarvin
Address: 1625 Palisades Dr
City, ST, ZIP: Carrollton, TX 75007

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Received
NOV 05 2024
Planning
City of Carrollton

I hereby register my: Support Opposition

To Case No./Name: PLSUP 2024-150

Comments: This house with a pool will become a party pad. The constant turnover will disrupt our peaceful neighborhood and greatly effect our sense of security. PLEASE dont let rezoning go thru.

Signature: Jessica L Tarvin Date: 10-29-24

Name: Deborah Harding
Address: 1639 Kingspoint
City, ST, ZIP: Carrollton, Tx. 75007

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Received
NOV 01 2024
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City of Carrollton

I hereby register my: Support Opposition

To Case No./Name: PLSUP 2024-150-1639 Palisades

Comments: don't want short term rentals in my neighborhood

Signature: Deborah Harding Date: 10/28/2024

PUBLIC COMMENTS (4 OF 5)

I am contacting you to express my opposition to the above referenced application for a Special Use Permit. Our neighborhood is a very "settled" area. The housing turnover is virtually nonexistent with many residents on our street original (1985) owners. Weve raised our kids and now our grandkids on safe and quiet streets. Now, an owner/landlord wants to convert a piece of our neighborhood into a short term, transient rental.

I oppose this permit for several reasons:

- An obviously absentee owner has no obligation to keep the property up to minimum standards.
- If overseen by a "management company" there is no guarantee that any client controls or maintenance standards will be enforced. They will not monitor the property leaving residents to suffer the neglect.
- This property is in close proximity to a large CFBISD high school, Creekview. Will there be any controls in the about short term renters or monitoring of what the property will be used for? It is our fear that either kids could pool their money or a parent trying to be cool could rent this property for a "party house". It might not be the original persons in attendance, but rather those who have heard of a good time to be had. We all know how words spreads among teens of a party. The noise, parking, trash, and, God forbid, violence would be immeasurable.
- The rental client has no obligation to the neighborhood. Everyone in the area keeps property in excellent shape. Short term renters have no incentive to pick up their trash, be respectful of noise, park considerately, or consider the neighbors.
- This will lower property values much more than a conventional rental house. In that case, neighbors have the recourse of addressing directly with a landlord or through the City. With transient occupancy, resolution would have to go through property management and the registered property owner before it could approach remediation.
- Probably a remote possibility, but always foremost in our minds, is a registered (or even unregistered) sex offender take up temporary lodging. What vetting process is in place. At present, neighbors are notified of such a person living there. Who will know, much less notify the authorities of this person. I know this is a stretch, but as parents, we must be constantly aware.
- What limit in occupancy will be enforced? Let's say three people are registered on the agreement. What's to stop it from becoming a "flop house" with four people in every room? With all the construction, road and commercial, it could bring with it a dozen or more to stay.

It is my hope that you give serious consideration in denying PLSUP-2024-150 both on a P & Z level and City Council decision. I ask you as a 28 year resident, taxpayer, and neighbor. Thank you in advance for your time and attention

Polly Peebles

1611 Mission Ridge Trail

Carrollton, TX 75007.

PUBLIC COMMENTS (5 OF 5)

To: Planning & Zoning Commission
Case No. PLSUP 2024-150
1629 Palisades Dr –Short Term Rental Special Use Permit Request

First, apologies for not presenting this information in person, but we will be out of town at the time of the public hearing.

I am strongly opposed to the use of 1629 Palisades Dr as a Short Term Rental (STR).

We own the home at 1638 Kingspoint which is one house down across the back alley from 1629 Palisades.

We are experienced owners of STR's. For 20+yrs we owned two STR homes in Kissimmee, Florida in a neighborhood which was specifically zoned for STR's. These homes were classified as "hotels", and had to be fully licensed with many ensuing regulations and restrictions on occupancy, parking etc etc.

We were very "hands on" with these properties, obtaining all our own bookings and personally screening all potential occupants ourselves. We saw a lot of other owners that did not screen their potential occupants, just allowing all-comers to stay. The result was that in spite of the many regulations which were in place, there were a lot of problems associated with these other rentals, especially with regard to noise levels, parking and exceeding the licensed occupancy level - which was quite common. Problems that were reported to respective management companies were mostly shrugged off with platitudes because they knew that enforcement of the regulations was almost impossible and essentially non-existent. Law enforcement was called when needed.

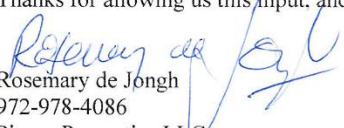
We finally gave up using our homes for our own extended vacations because of the disruptions from these neighbors.

Due to their proven disruptive nature, we know that STR's are not good neighbors and do not belong in residential neighborhoods, but in specifically zoned areas.

Apart from the local disruption, allowing an STR on Palisades Drive would definitely drive down property values in the street and surrounding neighborhood.

Would you want to live next door to an STR? We tried, and would never want to do it again!

Thanks for allowing us this input, and please feel free to contact me if necessary.


Rosemary de Jongh
972-978-4086
Pinner Properties LLC

11/6/24