

APPLICANT'S NARRATIVE

Application Explanation and Description of Request or Project

To Whom It May Concern,

I am applying for a Special Use Permit (SUP) as part of the process to obtain a Short-Term Rental (STR) license for a home I recently purchased at 1629 Palisades Dr, Carrollton, TX 75007.

The decision to buy this property was driven by several factors. Both my husband and I have many family members and friends living outside the United States, and we frequently host them. Additionally, we have long been interested in purchasing an investment property in a quiet, desirable area. This led us to the decision to buy this home and convert it into a short-term rental. By doing so, we can accommodate our friends and family when they visit and generate additional income to help cover the property's expenses when it's not in use for personal hosting.

The property size is 1892sqft. It has 4 bedrooms and 3 bathrooms. Bedrooms sizes are as followed: Bedroom 1 has 264sqft, Bedroom 2 has 142sqft, Bedroom 3 has 120sqft, Bedroom 4 has 154sqft. There is 1 living room, 1 dining room, 1 kitchen, and 1 laundry room. The capacity we propose for the listing is 9 guests (6 adults and 3 non-adults). There are 2 car spaces in the garage and extra 2 spaces in the driveway.

To manage the property, I have hired Goldnest Property Management. Goldnest has been managing another property for my husband and his partners, and they have been doing an amazing job. They are attentive to the neighborhood and implement numerous measures to ensure responsible hosting. Among these practices are:

1. A thorough screening process for all potential tenants, including background checks.
2. Enforcing a strict no-party policy in all their homes.
3. Utilizing technology to prevent parties and large gatherings, such as cameras, noise sensors, and devices that count the number of cell phones to ensure no excessive number of people are in the house.
4. Focusing on corporate housing and insurance housing claims, providing housing solutions to families displaced from their homes due to damages.
5. When the house is not occupied with these types of stays, Goldnest only allows stays of over three nights to prevent one-night party-type stays.
6. Adhering to parking guidelines, ensuring no excessive cars arrive at the house and that no street parking takes place.
7. Maintaining the exterior appearance of the house to high standards, including weekly landscaping and pool maintenance (which is increased to twice a week during the summer).

Thank you for considering our application