

**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 2242 Old Mill Road; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-012 2242 Old Mill Road Short-Term Rental.** Case Coordinator: Michael McCauley.

Michael McCauley presented this item. He said this is a request for a short-term rental special use permit. He said this will be the second STR in the subdivision. A locator zoning map and an aerial photo of the neighborhood was provided. He said there have been no police calls for service and staff is recommending approval with stipulations.

Chair Windrow asked if the applicant is present and would like to speak.

Applicant Maklen Marchant, 2355 Thomas Avenue, Dallas, advised he purchased the home in 2021 and has operated it as a short-term rental since 2023. At that time, he was not aware of any regulations regarding short-term rentals. He was recently made aware of the permit requirements. He said he prefers to have families as tenants and has a three-night minimum.

Commissioner Overholt inquired if there is a pool and whether parties are allowed. The applicant advised there is a pool and no parties are allowed. He advised that nine guests are allowed (6 adults/3 children). The quiet time is 10 p.m. Smart locks are installed. He noted that the tenants must have good reviews. Even though he lives in Dallas, he works in Farmers Branch and is available to be at the property frequently. He is not aware of any issues with the neighbors.

Commissioner Doyle asked about one neighbor who had sent in a card in opposition. The applicant responded that the neighbor's concern is about crime in the neighborhood and added that he has cameras around the property and a cleaning service.

Chair Windrow opened the public hearing. He advised one card in opposition was received.

Speaking in opposition:

- Roseanne Hottel, 2245 Roundrock Drive

The applicant offered closing remarks in response to the speaker's concerns. He said that while he had contacted the neighbors, he did not think to contact those behind him. He would do so and provide his contact information. He said that he has installed a timer for the pool filler to avoid an overflow; he also said the fence was repaired today.

Commissioner Doyle asked the applicant if he has reviewed and is aware of the STR requirements. He replied that yes, he is aware.

- * ***Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2025-012 2242 Old Mill Road Short-Term Rental with stipulations; second by Commissioner Hermon. The motion was approved with a vote of 8-0, (Yarbrough absent).***