

APPLICANT'S NARRATIVE

Special Use Permit Requirement

The purpose of this application is to apply for a special use permit for an existing short-term rental located at 2120 Kings Road, Carrollton, Tx 75007 ("the property"). We were made aware that a special use permit would be required for this property when we received a letter from the City of Carrollton, on November 13, 2024, detailing the new ordinance requirements for short-term rentals for the City of Carrollton.

Property Description / Neighbors

The property is a 3 bedroom, 2 bath, 1 living room, 1 dining room, 1 kitchen, 1 breakfast nook, 1 utility room, 2 car garage single-family house. The square footage of the property is 1,667 square feet. We have ring cameras in the front and rear of the property to monitor who enters and exits the property and to ensure that the number of guest, pets, and automobiles is consistent with the current booking. Additionally, we have contacted our neighbors on each adjacent side of the property and provided our contact information to them and instructed them to notify us of any issues with the property. We do not have any noise sensors at the property. The property has hard wired, interconnected smoke detectors in every bedroom and a combination smoke/carbon monoxide detector in the hallway leading to the bedrooms. A fire extinguisher is located under the kitchen sink in the cabinet. There are no police, fire, building inspection, or code enforcement violations for the property.

Property Marketing

We have been advertising and operating this property as a short-term rental since July 31, 2023, and we do not and will not reside at the property location. The property is currently available on Airbnb, Vrbo, or direct booking and is allowed to house up to 6 guest. Additionally, we do allow pets at the property location with an additional pet deposit. We will not rent any rooms separately. All bookings will be required to rent the entire property for a minimum of 2 nights. We do not allow parties or large gatherings at the property and any additional guest must be approved to be onsite at the property during the day.

Parking

Parking will be limited to the driveway and garage, which is a total of six vehicles (4 in the driveway and 2 in the garage). No guest will be allowed to park on the street in front of the house.

Occupants

It has been communicated that no more than 5 adults are allowed to occupy the property based on the total living space of 1,667 sqft. Based on the square footage of the bedrooms, a maximum of 7 individuals (5 adults and 2 children) may occupy the property; master bedroom – 171 sqft = 3 individuals, 2nd Bedroom – 133 sqft = 2 individuals, and 3rd bedroom – 149 sqft = 2 individuals. No more than 4 unrelated individuals may stay in the rental based on zoning requirements.