

**PUBLIC COMMENTS (1 OF 12)**

Good morning our names are Burt and Mandy Reed. We live in the house at 4025 Red Maple Dr. We oppose PLSUP 2024-171 4027 Red Maple Dr.

We have lived here for 6 years. We love this neighborhood! Unfortunately, we have watched an Airbnb be open for the last 4 months, 3 houses down. It is a revolving door. There are a lot of people staying in the rental. In the morning everyone is coming out with all their luggage waiting for cars to pick them up. It is right next to the Bus stop for the children in the morning. I have 2 children. This is unacceptable! You're putting our children at risk!! Now one is opening next door to me. This is a family-oriented neighborhood. Not suitable for short term rentals. Now I'm having to put cameras up all around my house. Which we have never felt unsafe in this neighborhood before. If you pass this, we will be forced to move. Also, we are members of the Metrocrest Chamber. I will go through every outlet I need to, to stop this!!!

Hi Emily,

I am writing to express my concern as to the rezoning of two houses in my neighborhood to allow short term rentals. One house is on Red Maple and the other on Black Oak. I have read and heard about many problems that develop from short term rentals, including noise complaints, damage to property and decrease in house values from short term rentals and do not care to have these problems in my neighborhood. If the owners do not want to live here then they can buy in a different location where that business is welcome.

Thank you for listening to my concerns,

Carla Husted  
214-794-2491  
1312 Ponderosa Pine Lane  
Carrollton, Texas 75007

**PUBLIC COMMENTS (2 OF 12)**

To: Planning & Zoning Commission

Case No. PLSUP 2024-167 4017 Black Oak Drive STR & PLSUP 2024-171 4027 Red Maple Drive STR

My husband and I reside at 1317 Red Maple Dr and have owned our home for 31 years. We love our neighborhood and have enjoyed raising our 2 sons in a peaceful, friendly, and safe neighborhood. We live down the street from the Black Oak and Red Maple properties. We are strongly opposed to the use of the above stated cases for short term rentals.

**In the case of 4017 Black Oak:**

**Sanitation problems:** I have observed overflowing trash receptacles and on one occasion trash was left on the front curb for over a week as they missed the trash pick-up. Food was spilling out of the trash bags. Not a good thing as our area has a rodent problem as it is.

**Noise and Disruption:** I witnessed a truck pulling in front of the house blaring their horn and yelling. He then sped around to the alley, pulled into the driveway and did the same. It was very disturbing to me as I was walking my dog and felt in danger. I have also witnessed noise issues in the evening from the backyard. If I am experiencing this by just walking my dog, I can't imagine what it is like to live next door!

**Safety:** I am concerned with who might be renting the STR's and for safety for the neighborhood. Anyone can rent these properties. This house is right across the street from a very busy park. This is not what we want for our neighborhood.

**Property:** I feel our property values will decrease and standard of upkeep will decline.

**In the case of 4027 Red Maple:**

This property is just a few houses down from our home. We have not observed anything from this property but the house just sold recently. After seeing what is happening a street over from us at Black Oak, we do not want this on our street. We feel it will cause parking issues and congestion in our shared alley along with the same problems that are happening at 4017 Black Oak. I and my husband are strongly opposed to this property being rezoned for an STR.

In closing I ask you; would you want to live next door to a STR? Thank you for allowing our neighborhood input on this issue. We appreciate all you do for our city.

Sincerely,

Cindy Carlisle

1317 Red Maple Dr.

Carrollton, TX 75007

**PUBLIC COMMENTS (3 OF 12)**

Name: GWEN Surgeoner  
Address: 4031 Red Maple Drive  
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 one day prior to the public hearing. **Received**

I hereby register my:  Support  Opposition **DEC 12 2024**  
Planning City of Carrollton

To Case No./Name: PLSUP 2024-171  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature: Gwen Surgeoner Date: 11/26/24

Name: Nettie Trail  
Address: 4019 Black Oak Dr  
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 one day prior to the public hearing. **Received**

I hereby register my:  Support  Opposition **DEC 03 2024**  
Planning City of Carrollton

To Case No./Name: PLSUP 2024-171 4027 Red Maple Dr  
Comments: Absolutely Not!!!  
\_\_\_\_\_  
\_\_\_\_\_  
Signature: Nettie Trail Date: 10/29/2024

**PUBLIC COMMENTS (4 OF 12)**

Name: Elizabeth Caitlin Knowles  
Address: 1307 Red Maple Drive  
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 hours prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2024-171 Planning City of Carrollton

Comments: I do NOT support the proposal to allow short term rentals in my neighborhood. This will negatively impact the stability and security of this neighborhood that sits directly next to a park for kids.

Signature: Elizabeth Caitlin Knowles Date: 11/25/24

Received  
DEC 02 2024

Hi,

this email is to state that I'm opposed to the rezoning request of the houses on Black Oak and Red Maple in my neighborhood.

My information is:

Eric Small  
1302 Ponderosa Pine Lane  
Carrollton TX 75007

I will also mail my card, but wanted to make sure my request was received, so I'm emailing as well.

My neighbor Carla provided me with the email address.

Please let me know if there is anything else I can provide.

Best regards,

Eric

**PUBLIC COMMENTS (5 OF 12)**

Ms. Offer,

I am writing to express my strong opposition to the proposed rezoning of our residential neighborhood on Red Maple Drive.

As a long-time resident, I bought my home on 4216 Rolling Oaks Drive in 2006; I deeply value our neighborhood's peace, quiet, and family-oriented nature. I also own two condominiums in Florida that are renting using the Airbnb and VBRO platform. All of this is to say that I am aware of how this proposed rezoning would fundamentally alter the nature of our neighborhood and create a revolving door of unknown short-term rental tenants. We should follow the lead of our neighboring cities, including Dallas and Farmers Branch, that do not allow short-term rentals in single-family residential areas. I am concerned about the following potential negative impacts:

- **Increased Traffic:** Airbnb rentals often lead to increased traffic, noise, and parking congestion.
- **Loss of Residential Character:** The commercialization of residential properties can diminish the sense of community and neighborhood cohesion.
- **Security Concerns:** Short-term rentals can attract transient visitors, potentially compromising the safety and security of our neighborhood.
- **Impact on Property Values:** While some may benefit from short-term rentals, it is likely to have a negative impact on long-term property values.

I urge the City Planning Board to carefully consider the potential consequences of this rezoning decision. I believe that maintaining the residential character of our neighborhood is essential to the well-being of our community.

Thank you for your time and consideration.

Sincerely,

**Elizabeth Weaver**

Library Media Specialist

Charles M. Blalack

[Schedule a Library Visit](#)

Circulation Desk: 972.968.3507

Office: 972.968.3506

Website: [www.cfbisd.edu](http://www.cfbisd.edu)

1706 E. Peters Colony Rd. Carrollton, TX 75007

**PUBLIC COMMENTS (6 OF 12)**

I hope this finds you well and wanting to send a message pleading that city of Carrollton put a moratorium on short term rentals or drastically reduces the number that are coming in. I've watched how our quiet and clean neighborhood has been negatively impacted personally by residences such as 1233 Wild Cherry Dr.. I don't think approving another short term rental on Red Maple Dr makes sense and you're creating a high density of short term rentals straining infrastructure and parking.

Thank you for quick reply and my comment is more to prompt change not awareness to current policy. My address is 1231 Wild Cherry Drive, Carrollton Texas 75010. I've lived in this home for about 12 years and can personally attest to how negative an impact is when an Air BnB enters the neighborhood as the next door became one this past year (1233). The visitors block the streets, leave trash, drive recklessly, and triple garbage output increasing rats. There are times where we don't even now feel comfortable letting the kids outside as the short term renters are outside smoking pot or blasting music. Several of us have tried to engage the "owner" and call police (like the evening the guests shattered the front windows in a fight), but there is only so much when it's a new transient round every day or two.

Someone posted how more and more applications are coming to Carrollton now that the other cities have discontinued allowing, one proposed being on Red Maple. My only comment to city council is maybe they should just allow ones next to their homes and see what it's like...

It also is preventing individuals who actually want to live in a community and contribute versus leach off of what the neighborhood has built and make no positive impact whatsoever.

Forgive my frustration and appreciate you reaching out to inquire.

All the best,

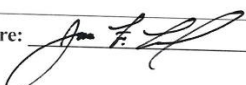
Jeff Traub

Name: Juan Leal  
Address: 4023 Red Maple Dr  
City, ST, ZIP: Carrollton, TX 75007

For your opinion of opposition or support on the proposed project 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 one day prior to the public hearing.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2024-171 4027 Red Maple Dr.  
Comments: Residential home has a pool and will entice parties in a quiet family neighborhood.

Signature:  Date: 11/23/24

Received  
NOV 26 2024  
Planning  
City of Carrollton

**PUBLIC COMMENTS (7 OF 12)**

Name – John Faruolo

Address – 1311 Red Maple Drive, Carrollton, TX 75007

My wife and I are definitely opposed to short term rentals , especially in the Oak Hills area.

We are very upset about the possibility of opening Carrollton up to short term rentals, and plan to attend the meeting at City Hall tomorrow.

Harold and Marge Shepard and the Shepard Revocable Trust et al

4025 Red Maple Dr

Carrollton , TX

We own the property at 4025 Red Maple since 2002. We OPPOSE 4027 Red Maple Dr being zoned as a Short Term Rental. It will erode home values, bring crime to the area and make it undesirable to sell. This is a family neighborhood. Yes there are LONG TERM rental homes throughout the neighborhood. THt is much different that a VRBO ro Air BNB.

Please do not allow the property to become a short term rental.

Sincerely,

Harold and Marge Shepard

on behalf of the Shepard Revocable Trust

Hi Emily,

I would like to voice my concern regarding zoning changes being considered to approve short term rentals in the Oak Hills neighborhood. I am not in favor of this change. I will be attending the meeting tonight as well.

Regards.

Susan Jost

3913 Randall Lane, 75007

**PUBLIC COMMENTS (8 OF 12)**

To Whom it May Concern:

My name is Nancy Parrish at 1315 Red Maple Drive, Carrollton, Tx. 75007. I am writing to you with major concerns about the possibility of re-zoning

this street. The re-zoning signs at 4027 Red Maple and the corner house that connects on Black Oak, if passed will give licensure for short term rental property. We have seen how the property has been abused on Black Oaks with cars parked everywhere and trash stowed as well. I urge you NOT to pass this proposal. I am 84 years old and my husband and I have worked hard to maintain our property for more than thirty years, as all our neighbors have, and I plan to live here. However, a decision such as this, if passed will cause me to reconsider this decision or safety reasons.

I hope that our Carrollton leaders will PREVENT our beautiful, safe City from becoming like some areas of West Dallas and East Dallas, etc. As you know, people are moving north from there and Carrollton residents may do the same.

Please DO NOT pass this proposal.

Thank you for your leadership of Carrollton matters.

Sincerely,

Nancy Parrish

Name: NANCY ALABASTRO  
Address: 1304 RED MAPLE DRIVE  
City, ST, ZIP: CARROLLTON, TX 75007

For your opinion of opposition or support on the proposed **Received** **DEC 09 2024** 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 one day prior to the public hearing.

I hereby register my:  Support  **Opposition** Planning City of Carrollton


To Case No./Name: PLSUP 2024-171

Comments: SHORT-TERM RENTALS NOT FOR THIS COMMUNITY

Signature: Nancy Alabastro Date: 12-2-24



**PUBLIC COMMENTS (9 OF 12)**

 <sup>Speak #445</sup>  
**PLANNING & ZONING APPEARANCE CARD**

*Please complete this card and submit it to a city staff member prior to the beginning of the meeting.*


Name Alan Carlisue Phone 972-492-0087 Date 10/5/24  
Address 1317 Red Maple Dr City Carrollton Zip 75007

Public Hearing Agenda Item # 445

I wish to speak IN FAVOR of this item.  I wish to speak IN OPPOSITION to this item.  
 I do not wish to speak; however, please record my  SUPPORT  OPPOSITION.

Please identify the group or organization you represent, if any: NONE

**Please read and comply with the  
"Guidelines for Speaking at City Government Public Meetings."**

 <sup>Speak #5</sup>  
**PLANNING & ZONING APPEARANCE CARD**

*Please complete this card and submit it to a city staff member prior to the beginning of the meeting.*

Name Alkar Ichwaja Phone 469-994-0700 Date 10/5/24  
Address 4029 Red Maple Dr City Carrollton Zip 75007

Public Hearing Agenda Item # 5


I wish to speak IN FAVOR of this item.  I wish to speak IN OPPOSITION to this item.  
 I do not wish to speak; however, please record my  SUPPORT  OPPOSITION.

Please identify the group or organization you represent, if any: \_\_\_\_\_

**Please read and comply with the  
"Guidelines for Speaking at City Government Public Meetings."**

**PUBLIC COMMENTS (10 OF 12)**

Applicant #5

 **CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

*Please complete this card and submit it to a city staff member prior to the beginning of the meeting.*

Name Alex Hirschberg Phone 972 868 4825 Date 12/5/2024  
Address 4027 Red Maple City Carrollton Zip 75007


**Public Hearing Agenda Item #** 5

I wish to speak IN FAVOR of this item.       I wish to speak IN OPPOSITION to this item.  
 I do not wish to speak; however, please record my  SUPPORT  OPPOSITION.

Please identify the group or organization you represent, if any: owner

**Please read and comply with the  
"Guidelines for Speaking at City Government Public Meetings."**

4+5 No speak

 **CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

*Please complete this card and submit it to a city staff member prior to the beginning of the meeting.*

Name Dianna Cox Phone 214-789-6488 Date 12-5-24  
Address 3912 Randall Ln City Carrollton Zip 75007

**Public Hearing Agenda Item #** 4+5

I wish to speak IN FAVOR of this item.       I wish to speak IN OPPOSITION to this item.  
 I do not wish to speak; however, please record my  SUPPORT  OPPOSITION.

Please identify the group or organization you represent, if any: \_\_\_\_\_

**Please read and comply with the  
"Guidelines for Speaking at City Government Public Meetings."**

**PUBLIC COMMENTS (11 OF 12)**

Speak 445

**CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

*Please complete this card and submit it to a city staff member prior to the beginning of the meeting.*

Name Evelyn Baskin Phone 972-523-1092 Date 12/5/2024  
Address 1318 Red Maple Dr. City Carrollton Zip 75007

Public Hearing Agenda Item # 445

I wish to speak IN FAVOR of this item.  I wish to speak IN OPPOSITION to this item.  
 I do not wish to speak; however, please record my  SUPPORT  OPPOSITION.

Please identify the group or organization you represent, if any: \_\_\_\_\_

**Please read and comply with the  
"Guidelines for Speaking at City Government Public Meetings."**

No speak 445

**CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

*Please complete this card and submit it to a city staff member prior to the beginning of the meeting.*

Name Larry Walker + Carolyn Walker Phone 903-316-3647 Date 12/5/24  
Address 1310 Red Maple Dr City Carrollton Zip 75007

Public Hearing Agenda Item # #5 + 114

I wish to speak IN FAVOR of this item.  I wish to speak IN OPPOSITION to this item.  
 I do not wish to speak; however, please record my  SUPPORT  OPPOSITION.


Please identify the group or organization you represent, if any: \_\_\_\_\_

**Please read and comply with the  
"Guidelines for Speaking at City Government Public Meetings."**



**PUBLIC COMMENTS (12 OF 12)**

No speak 4+5

 **CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

*Please complete this card and submit it to a city staff member prior to the beginning of the meeting.*

Name Ramona Phillips Phone 972-394-3353 Date 12-5-2024

Address 4001 BLACK OAK DR City CARROLLTON Zip 75007

Public Hearing Agenda Item # 4+5

I wish to speak IN FAVOR of this item.  I wish to speak IN OPPOSITION to this item.

I do not wish to speak; however, please record my  SUPPORT  OPPOSITION.

Please identify the group or organization you represent, if any: \_\_\_\_\_

**Please read and comply with the  
"Guidelines for Speaking at City Government Public Meetings."**