

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rental Regulations
Date: Wednesday, June 25, 2025 5:52:29 PM

Hello-

Unfortunately, I will be out of town on 7/15 and wanted to ask if the meeting will be recorded or live-streamed.

I currently live in NRH and operate an Airbnb located next door to my primary residence. It is not in a commercially zoned area, and I'm curious about what the city is considering in regard to potentially grandfathering existing short-term rental locations that have had no prior complaints.

If this question could be addressed during the meeting, I would greatly appreciate it.

Thank you!

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR Draft
Date: Thursday, June 26, 2025 3:23:01 PM
Attachments: [image.png](#)
[Draft STR Ordinance with definitions.pdf](#)

Hello,

I believe that the draft you have uploaded to your website (I've also attached it to this email) is not the correct draft version.

On the civil alert page you specifically list zoning in which an STR may be operated, but the link to the draft does not include such wording.

The screenshot shows the North Richland Hills (NRH) City Council website. The header includes the NRH logo and navigation links: EXPLORE NRH, CITY SERVICES, GOVERNMENT, INITIATIVES, and HOW DO I. A search bar is located on the right. The main content area is titled "Council for additional consideration." and includes the following text:

In addition to the town hall:

- Community members can submit comments by email to rentals@nrh.com.
- A focus group with STR operators will be scheduled later this summer.

The City is committed to creating regulations that promote neighborhood integrity, public safety, and fair business practices. Your input will help ensure the ordinance reflects the needs and values of the NRH community.

Please review the information below to learn more about the draft STR ordinance.

Text **Rentals to 888777** for periodic updates on this topic.

Draft Short Term Rental Ordinance (Posted June 13, 2025)

The North Richland Hills City Council reviewed a [proposed Short Term Rental Ordinance](#) during their [June 9 work session](#), outlining new rules and permitting processes for short term rental properties. The goal of the ordinance is to preserve the character of residential neighborhoods, enhance safety and compliance, and ensure proper tax reporting.

Key elements of the draft ordinance include:

- Zoning:** the addition of short term rentals as a use in the City's permitted use table and identification of proposed districts in which the use may be allowed.
- Annual Permits:** Property owners must apply for and renew an annual permit to operate a short-term rental. The permit is non-transferable and subject to a fee.
- Inspections:** Initial inspections are required before occupancy, with quarterly and complaint based inspections possible thereafter.
- Standards and Safety:** Rentals must comply with occupancy limits, fire safety requirements, noise restrictions, parking limitations, and maintenance of booking records. A designated local contact must be able to respond to issues within 60 minutes.
- Guest Notification:** Units must display emergency contacts, quiet hours, garbage collection schedules, and other safety information.
- Enforcement:** Violations may lead to fines up to \$2,000, permit revocation, or even utility disconnection for unsafe conditions.

The proposed ordinance will return for further discussion at future City Council meetings. Opportunities for public input will be provided in advance of any consideration or action by the City Council.

--

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rental ordinance
Date: Thursday, June 26, 2025 3:38:19 PM

I support the draft short term rental ordinance posted on the City website. Please advise what zoning districts STR use will be allowed.

Thanks,



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Proposed STR Ordinance
Date: Wednesday, July 9, 2025 8:04:08 PM

Hello,

I am the owner of an STR in NRH. I have feedback on the proposed STR ordinance:

<https://www.nrhtx.com/CivicAlerts.aspx?AID=1244>

I live out of state in California so I can't attend this meeting in person, but most of my investments are in Texas. I invest in Texas because Texas values and the business friendly climate align with my hope of how government should work. This ordinance reminds me of the bureaucracy here in California. Ironically, I found out about this proposed ordinance while looking on the NRH website to figure out how to pay my 7% Occupancy Tax. My STR is registered and fees are paid, I passed a city inspection, and I'm paying my State and City occupancy taxes quarterly. And now we are talking about additional fees and inspections potentially every 90 days? What else in NRH is inspected every 90 days? Fire hydrants? Foster Homes? Oil Wells? An inspection regime should align with risk. My lender already inspects the property annually. So does my insurance carrier. I'm not even sure what the inspectors will find given this, I already have the cleanest and most maintained home on my street I'm convinced of that. Because I have to ensure I maintain my perfect 5 star rating on airbnb. And guests can be very demanding. Parties, loud groups, lead to damages to my property and that is incentive enough for me to have strict house rules and vetting of guests. I realize that not all STR operators will be as savvy or as responsible as me, but over time the platform will punish these listings to where they either improve or leave the business. In the meantime there are already paths for citizens to complain, and statutes that can be enforced. I have no problem with registration, fees, and taxes but these should be reasonable and inspections far less frequent and triggered by specific criteria. Also, threatening to cutoff utilities is just wrong and mean. Losing HVAC in the Texas summer is a life threatening situation and shouldn't be weaponized. There are better ways to achieve compliance. Finally, I would be happy to be part of any focus group for STR operators.

Regards,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals
Date: Tuesday, July 15, 2025 12:18:31 PM

We have a short term rental in our neighborhood and it has been nothing but a headache. Our neighborhood is 2 cul de sacs and not room for a lot of traffic. The house is large w a pool therefore conducive to large parties and groups. We are not in favor of short term rentals, especially in well established neighborhoods not close to amenities and attractions.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]; [NRH Planning Rentals](#)
Subject: Re: Comment Regarding Short Term Rental Ordinance
Date: Tuesday, July 15, 2025 2:13:19 PM

I think these very valid points should be read into the record of tonight's meeting.

Henry

Sent from my iPhone

On Jul 15, 2025, at 1:38 PM, [REDACTED] wrote:

Good points and well written

On Tue, Jul 15, 2025 at 1:24 PM [REDACTED] >
wrote:

As a property owner and resident of [North Richland Hills](#) [REDACTED]
[REDACTED]), I have an interested in the proposals being considered to
establish standards with which to regulate Short Term Rentals in the City.

I would like to offer some thoughts regarding these standards:

1. Short Term Rentals should not be considered as a traditional single family property use. By definition, these units are commercial establishments operated for profit.
As such any City regulation should require that the applicant for the STR unit certify that there are no Protective Covenants or similar restriction on the particular location. The City should avoid permitting a STR use which would be in conflict with a Neighborhood's Protective Covenant.
2. The applicant should be required to certify that the property is not receiving any type of ad valorem or other tax exemptions reserved for single family use. This should be an annual requirement for any renewal of Special Use Permit.
3. The property should be subject to an annual physical code inspection to assure that the property is maintained to commercial

standards and in the event the property has a pool/spa the Health Department make a physical inspection to assure the public health standards for commercial pools are met and maintained.

4. Permit Fees (including renewal) associated with operating a STR be calculated based on the actual cost by the city to provide these services and a requirement that these inspections be made annually. (Automatic renewal defeats the purpose of having regulations for the STR).
5. Any Proposed regulation should have strict timeframe to be followed in the event of violations to the city's STR requirements. (Code enforcement has historically been somewhat passive, therefore in the event of violations, neighboring property owners should be afforded a reasonable expectation for correcting any violations.

It is my understanding that the city currently has no legal obligation to permit STR, so therefore if such regulations are to be considered in my opinion that protecting the nature and strength of single family neighborhoods should be a high priority.

Thank you for the opportunity to share my thoughts.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [NRH Planning Rentals](#); [REDACTED]
Subject: Re: Comment Regarding Short Term Rental Ordinance
Date: Tuesday, July 15, 2025 1:38:51 PM

Good points and well written

On Tue, Jul 15, 2025 at 1:24 PM [REDACTED] > wrote:

As a property owner and resident of [North Richland Hills](#) [REDACTED]), I have an interested in the proposals being considered to establish standards with which to regulate Short Term Rentals in the City.

I would like to offer some thoughts regarding these standards:

1. Short Term Rentals should not be considered as a traditional single family property use. By definition, these units are commercial establishments operated for profit.
As such any City regulation should require that the applicant for the STR unit certify that there are no Protective Covenants or similar restriction on the particular location. The City should avoid permitting a STR use which would be in conflict with a Neighborhood's Protective Covenant.
2. The applicant should be required to certify that the property is not receiving any type of ad valorem or other tax exemptions reserved for single family use. This should be an annual requirement for any renewal of Special Use Permit.
3. The property should be subject to an annual physical code inspection to assure that the property is maintained to commercial standards and in the event the property has a pool/spa the Health Department make a physical inspection to assure the public health standards for commercial pools are met and maintained.
4. Permit Fees (including renewal) associated with operating a STR be calculated based on the actual cost by the city to provide these services and a requirement that these inspections be made annually. (Automatic renewal defeats the purpose of having regulations for the STR).
5. Any Proposed regulation should have strict timeframe to be followed in the event of violations to the city's STR requirements. (Code enforcement has historically been somewhat passive, therefore in the event of violations, neighboring

property owners should be afforded a reasonable expectation for correcting any violations.

It is my understanding that the city currently has no legal obligation to permit STR, so therefore if such regulations are to be considered in my opinion that protecting the nature and strength of single family neighborhoods should be a high priority.

Thank you for the opportunity to share my thoughts.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals.
Date: Tuesday, July 15, 2025 4:35:07 PM

Greetings all. Concerning the STRs, I don't live next to one now but I did. It didn't belong in a regular residential neighborhood. In this case it wasn't the noise, it was the trash and the cars. This house had limits on overnight guests but that didn't keep them from having parties with many more guests and cars than what should have been here. Once there were pickups and trailers. Everyone has parties but not for a week at a time. Our yards back up to the Cross Timbers park, which is good most of the time but when bags of trash sit there on the ground for days it starts to stink, animals get in it and it draws rats and bugs. Many cities in Texas have limited STRs to areas by attractions they would be going to. Our area is not that. We bought here because of the kind of neighborhood it is. Having a hotel next to us changed all that. The one next to us is gone but there are still others in the neighborhood. At least, they should be registered and grandfathered so if they are sold they can't come back.
Sent from my iPad

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: short term rental focus group and yesterdays meeting
Date: Wednesday, July 16, 2025 10:12:42 PM

hello,
i attended the meeting last evening regarding the STR proposals, and am so very glad I did. I also see on your website, you are putting together a focus group. i would very much like to be involved, if you are still looking for folks. please let me know,
thanks for all the information,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals; Ricky Rodriguez](#)
Subject: Short term rental questions
Date: Wednesday, July 16, 2025 2:49:16 PM

Good afternoon,

I have been a NRH resident my whole life, and have been raising my child here as well.

I love this city, but am very concerned with the STR propositions.

Short term rental companies do not do background checks on whom they are renting the homes to, therefore with as many schools and parks we have here this could put the kids in this community at risk.

I would like to know if there are going to be zoning requirements that would not allow STR near places where children gather (such as by schools and parks) since we do not know if there might be a possible sexual offender, person with a violent criminal history, or something of that nature. I know from speaking with other families in the community that this is a major concern we all share.

I know incidents happen even when there has been no prior history, but I think that taking this step would at least be preventative in some way.

Secondly, will there be a way members of the community can see if a STR has a valid permit?


I feel like neighbors should be able to see if properties next to them will be rented out to STR guests so they can decide what security measures they want to take.

Lastly, will upkeep of the property be included in the permit. To prevent owners from allowing their yards to be not up kept while having STR permit. We already have an issue with homes being rented out and yards not having upkeep, it would be a shame for more properties to start looking the same.

I love this city and want the best for it, but I worry with STR and all the guidelines it would really need to make sure the city stays safe and presentable it would overwhelm the code enforcement department more than it already is. Properties that are owned in my neighborhood that break multiple code enforcement rules (and reported many, many times) still have not been fixed and having them be on top of STR would just add more to their plates. NRH would need to implement a STR rental department I think to separate the two.

Thank you so much for your time,

[REDACTED]

From: 
To: [NRH Planning Rentals](#)
Subject: Support for Fair STR Regulation Without Harmful Zoning Restrictions
Date: Saturday, July 19, 2025 7:55:57 AM

Dear Council Members,

As a homeowner and short-term rental (STR) operator in North Richland Hills, I'm reaching out to express my strong support for reasonable regulation of STRs, BUT not zoning-based bans that strip away homeowners' rights.

Platforms like Airbnb and VRBO have made significant improvements in guest screening, including government ID verification, fraud detection, and reservation risk scoring. Is it perfect? No. But it works, and it's only getting better. Combine that with smart local rules, and you have a system that weeds out bad actors without gutting the rights of responsible owners.

I believe in rules that ensure STRs are safe, quiet, and well-managed. Things like:

- Requiring a limited number of STR licenses
- Enforcing noise, parking, and occupancy standards
- Holding bad actors accountable with real penalties

However, using zoning to shut out STRs in residential areas completely is considered government overreach. It doesn't distinguish between good and bad operators. It penalizes families who rely on STR income to offset rising costs, pay property taxes, or maintain their homes. In fact, many of us invest more into our homes because we host guests who bring in tourist money to spend on groceries, restaurants, and shopping. Hosts like us hire cleaners, landscapers, and repairmen. All local jobs that boost our city's economy.

Please don't turn this into a zoning issue when the real issue is enforcement. If you want fewer STRs, set a license cap. If you want accountability, require proof of platform compliance and issue real fines for violations. These are targeted, conservative solutions that respect homeowner rights while protecting neighborhood peace.

North Richland Hills has set clear goals: to steward public resources wisely, revitalize neighborhoods, engage residents, and improve quality of life through responsibility, innovation, and integrity. Fair regulation, not zoning bans, directly supports these goals. Responsible STR owners invest in their properties, attract respectful visitors, and hire local service providers. That's not just innovation at work; that's stewardship, productivity, and teamwork in action. A limited-license system with proper enforcement aligns with the city's values while protecting the rights of residents who contribute to the local economy, rather than harming it.

Let's take a balanced approach and not a blanket ban. Most STR hosts like me care about our homes, our neighbors, and our city. Please don't let a few bad apples ruin it for the rest of us.

Thank you for your time and service to our community.

Best regards

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR
Date: Saturday, July 26, 2025 10:56:12 AM

I am very much opposed to having STR in Graham Ranch subdivision. It will deteriorate the subdivision. I have seen it in aother subdivisions. [REDACTED].

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR
Date: Monday, July 28, 2025 8:13:25 PM

STR's only benefit the company's that own them. They do nothing for the residents other than cause problems. No matter how many restrictions you place on them, they will still be a problem to the neighbors who live by them. Everyone knows that this all boils down to money right. Just ask yourself this, would you want an STR next to you and your family?

[Sent from AT&T Yahoo Mail on Android](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Rentals
Date: Tuesday, July 29, 2025 9:57:27 AM

I am against having short term rentals in our neighborhoods.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Tuesday, July 29, 2025 1:19:48 PM

I believe that short term rentals in any neighborhood should not be permitted because we have enough problems with long term rentals in my neighborhood. [REDACTED]

[REDACTED] The short term rentals would also devalue our property. Please do not pass this ordinance.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STRs in neighborhoods
Date: Tuesday, July 29, 2025 5:32:36 PM

Hello,

I attended the STR town hall on Tuesday 7/15. Thank you for putting together an informative presentation and providing a forum for public feedback. After much thought, I have to agree with many other citizens in supporting a ban of STRs in single family neighborhoods. They would be more appropriate in commercial, mixed use or multi-family areas of the city. I live in an older neighborhood which is already seeing an increase in rental homes. There is even a new neighborhood (Parkside) which was built adjacent to ours that is only rental homes. I'm concerned that we are seeing a corporate takeover of housing in our city. We already have a shortage of housing. Allowing STRs will worsen this trend. Another aspect is that STRs serve as competition to hotels in our city. These hotels provide jobs and contribute to our tax base. Neighborhoods with good quality of life are created with home ownership by local citizens.

Respectfully,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: Input on STRs
Date: Tuesday, July 29, 2025 5:33:14 PM

To Whom It May Concern:

My wife and I have lived in HomeTown East for two years. We moved here from Grapevine because we were drawn to the neighborhood's thoughtful design, strong community aesthetic, and quiet residential character. Before purchasing our home, we carefully reviewed the HOA's governing documents, particularly the leasing and rental restrictions. We were reassured to see that the community placed clear limits on rentals—both short-term and long-term—which was a critical factor in our decision to buy in HomeTown East.

Since moving in, we've unfortunately discovered that several single-family homes—and an even greater number of townhomes—are being rented. While most appear to be long-term leases, we are aware of at least one short-term rental operating as an Airbnb. Although we are concerned about this trend, we remain hopeful that our new HOA management company will more effectively enforce the existing restrictions, which the previous management failed to do.

We were very dismayed to learn that the City of North Richland Hills is considering new regulations that may allow short-term rentals (STRs) in our neighborhood. HomeTown East is a medium-to-high-density residential community where neighbors live in close proximity. This makes it especially important that everyone who resides here understands and follows community rules, maintains their properties, and contributes to the stability and value of the neighborhood. STR tenants, by nature, lack a long-term stake in the community and are often unfamiliar with HOA rules or neighborhood expectations. This can lead to disruptive behavior, increased turnover, and reduced oversight.

HomeTown East is a family-oriented community, located near schools and parks—not tourist attractions like stadiums or entertainment districts. STRs are incompatible with the residential nature of our neighborhood and have no place near an elementary school. For visitors to the area, there are ample hotel accommodations nearby.

While we cannot speak for other neighborhoods in North Richland Hills, we strongly and unequivocally oppose the operation of STRs in HomeTown East.

Sincerely,

[REDACTED]

NRH

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Wednesday, July 30, 2025 6:33:39 AM

Hello,

I am writing to express my concern about allowing "Short Term Rentals" in NRH.

Of course, we mostly only hear about the negatives when out of control rental properties become an issue, nuisance or even a potential danger for neighboring home owners with elderly parents and/or children about, but what is the REAL benefit to the community ?

In my opinion, there really is no upside other than a landlord or corporation that may own the property having some short term income influx, but there is tremendous opportunity for downside for neighbors and neighborhoods / property value.

I would ask that each and every member of the City Council and whomever may be involved in this decision making process, if they would want a Short Term Rental Property next door to them and their property / family / children?

Please count me as a vote AGAINST the Short Term Rental Property proposal.

Thank You and Best Regards,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: 100% behind regulations on short term rentals.
Date: Wednesday, July 30, 2025 2:04:40 PM

1. Short term rentals should not be within a one mile radius of any schools. Children walking home from school should not be a target because there are no background checks for anyone renting these units.
2. Short term rentals should not be allowed to go into back yards with pools and hot tubs after 10pm (they are normally drunk and loud)
3. Need a resolution for daytime and night time noise. I have several neighbors with pools and they are not out there every single day with screaming kids and music blaring if they do they tell us in advance that they are having a party
4. STR owner needs to be responsible for any costs that brings relief to noise reductions such as higher/thicker fences and shrubs.
5. The fee should be extremely high and pay for neighborhood improvements.

I have had a STR behind my house for several years now and it has been horrible for the whole neighborhood. There is someone there most of the time and none of them have respect for our quiet neighborhood. One weekend they had a karaoke machine and were blaring the neighborhood...yes this was during the day on father's day when we were all trying to enjoy our back yards with our fathers and we all had to go in because they took over.

One night they were screaming profanity to the top of their lungs singing inappropriate songs.

One night they were just screaming in the front yard.

Not to mention the endless days in the summertime with Screaming children in the pool and having to go to retrieve items that have been thrown in our yard.

Please help us! we want our neighborhood back!

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: short-term rentals
Date: Thursday, July 31, 2025 3:35:27 PM

No short-term rentals should be allowed in residential areas.
They are a business and should be in commercial zoning areas only.
The owners are in it for the income and usually don't care about the community their rentals are in.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals
Date: Friday, August 1, 2025 10:54:09 AM

I would like NRH to study the impact short term rentals have had on cities similar to ours before moving forward. Our city should learn from mistakes of others before crafting an ordinance.

I am inclined to favor very strict and very timely enforcement of regulations. That said, the city must be willing and able to devote manpower and resources to handle complaints, inspect, and enforce. If the benefits to our community are not going to justify the effort and resources required to fully back the ordinance, short term rentals should be prohibited. In short, a well-written ordinance is not the same as a well-enforced ordinance.

[REDACTED]

NRH

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rental
Date: Friday, August 1, 2025 1:38:22 PM

My Concerns:

Inspections - Who will do the inspections?

Parking and up keep of the yard. I know that some Council Members have rentals, but my biggest concern with Short/long term rentals is the up keep of the yard, trimming/mowing. Our neighborhood when you drive through you can tell the rentals vs owners by the yard, no grass, grass not mowed. I know that those that live in higher end neighbor hood have HOA, but we don't and need someone to keep pushing that rental landlords have a means of keeping these yards looking like us that own. My suggestion that they pay yard maintenance and the charge to the rental property. Parking we have houses that have 2 cars in the garage, 2 on the driveway and 2 on the street. This is way to much, there should be something that addresses this problem. We have no sidewalks, why I don't know but if we did it would not be that much of a problem. This is a problem when you have rental across from each other ending up making the street one way. which is not a suggestion just a problem. We have walkers, dog walkers and someone that has mental disorder that walks daily not even looking for cars we they walk out from behind parked cars,

Parking and lawn keep, even though we are not a upscale neighborhood it would be nice not just for us but the whole city to have visitors see a better looking city.

Thank you

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals in North Richland Hills
Date: Wednesday, August 6, 2025 7:34:39 PM

I've brought my concerns about short term rentals to our previous mayor and two of our city council members. I'm not in favor of them. I've seen what happened when my neighbor on Trinidad had short terms weekly and monthly renters. I had one man come to my house while I was cleaning my garage. I had never met him before that and he asked me for a ride to the grocery store. This same man attempted to assault his landlord and was stalking the landlord's daughter in the home. Thankfully, this person was arrested. There has been police presence there through the years. She hasn't been renting rooms for over a year now. I don't believe this person ever had her house inspected and if she had to, she wouldn't. The only way the city would know if a house is listed on short terms rental sights would be to troll through the sites. NRH doesn't have the time or the resources for that. Anyone can list their home on STR sites and go unnoticed by the city. It's not hard. Why can't the members of the community vote on it? I didn't buy a home here next to a motel for a reason. I like knowing my neighbors. I've built relationships with my neighbors. I don't want a revolving door of people down on their luck that can get a cheaper weekly rate here than a motel down the road.

Thank you.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Thursday, August 7, 2025 10:29:24 AM

First, while all we ever hear about on the news is the rental situations that have gotten out of control, that one fact alone is enough to warrant serious consideration of whether or not these short term rentals are even allowed in North Richland Hills.

Rental permits are a good idea but yearly is overly generous. These permits should only be for a six-month period and NOT automatically renewed.

Inspections are again a good idea but not “possibly”. The only way to keep the clown circus from hitting our city is for the owners to know that they’re not going to get away with anything or be able to hide anything.

Having a local designated contact is also a good idea but NOT 60 minutes out. This should be no more than 30 minutes at the most. Nobody close enough? No permit.

Let’s face it. The people willing to lease out their property on this kind of basis (unless long term leases for housing) aren’t interested in the wellbeing of the “neighborhood”. It’s all about the money. If there was any way to get you to ban this type of situation, I would greatly encourage you to do so . NRH is a great place to live. It’s clean, quiet and well maintained by the City. We don’t need people here to frankly, don’t give a d***.

As someone once said, “that’s my 2 cents worth – spend it wisely”.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: short term rental comments
Date: Thursday, August 7, 2025 11:49:06 AM

As a 41 yr resident of NRH I would offer the following comments on the topic of short term rentals

- I do not support any short term rentals in residential neighborhoods
- If a person / investor wants to be in the hotel/motel business they should go build a motel in the properly zoned commercial areas
- Short term rentals, air bnb's, etc... may have started out several years ago with a good purpose in mind but over the last few years they have become more party houses rented by folks that are not vested in the neighborhoods they occupy.
- Traffic safety for children in the neighborhoods, excess parking concerns, loud noise, undesirable tenants are infecting neighborhoods that are full time owned and populated by our regular NRH residents. The permanent resident that provides the life blood of the city. Those neighbors/residents have invested heavily in their homes and local communities. Their homes are the single largest investment they will make in their lifetime. These short term rentals are simply another money making scheme for landlords and investors. These are all absentee landlords with no interest in how their short term gain impacts the rest of the permanent community. There's nothing wrong with them making money, they just shouldn't be doing it in residential neighborhoods, they should build appropriate locations in commercial zoned areas that would have the appropriate infrastructure for the commercial short term rental business.
- Short term rental companies should be held to at least as high a standard as motels and hotels when it comes to parking lots, limits on vehicles, limits on occupancy, insurance liability specific to the neighbors, fire protection standards. They should require an on site management person to field problems immediately, it is not good enough to just have some number you call and it doesn't answer it just goes to a voice mail.

Short term rentals in commercial zoned areas only

If this creates a new residential zoning specific to short term rentals then consider:

1000' setbacks from single family areas

A parking area is required

Property must post the owners name/address and phone on signage clearly visible from the curb

Some sort of 3 strike rule, if you get complaints that require police or fire presence then

after 3 you can no longer use it as a short term rental

Thank you for the opportunity to comment

Regards

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Re: Short-term rental feedback
Date: Thursday, August 7, 2025 6:25:56 PM

And if they already exist, which of course they do then I would suggest setting up a zero tolerance policy.

You can scan for rentals on certain sites that pop up with NRH as the location or if the police get called then that triggers a zero tolerance policy response.

Short term rentals are a nightmare. Fort Worth is in the process of modifying their requirements currently because it was such a poor idea.

Sent from my iPhone

> On Aug 7, 2025, at 6:12 PM, [REDACTED] > wrote:
>
> In short, no.
>
> We have issues in my neighborhood with long term rentals and landlords not ensuring the tenants keep the property in a reasonable state.
>
> Now the city is looking to provide an opportunity for us to have short-term rentals available.
>
> Honestly, what's the positive economic impact by allowing these and can we truly say data backs that the pros outweigh the cons? For example, property values, crime rates, etc.
>
> It says they "may be" limited to certain areas. How are those defined? So many questions...
>
> The actual document available on the site also isn't that robust. You have bones, but no real meat that protects citizens.
>
> Those are my thoughts as a resident who has lived here since 2018.
>
> Thank you,
>
> [REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR in NRH
Date: Thursday, August 7, 2025 7:56:03 PM

Not interested in these being in North Richland Hills at all. Our community does not need this.

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rental Ordinance
Date: Sunday, August 10, 2025 6:07:26 AM

In response to your key elements article in NRH News.
Any ordinance will only be as effective as its enforcement!
Hopefully NRHills is able to deploy enough resources to
guarantee responsive enforcement....
Thank You

[REDACTED]
Sent from my iPhone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Monday, August 11, 2025 7:15:36 AM

WTH NRH ??

There is NO reason for STR's in NRH.

Why would any neighborhood want these?

Most stupid idea ever!

Thank you,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Our Input for Short-term Rentals
Date: Monday, August 11, 2025 7:49:49 PM

To Whom It May Concern:

Thank you for wanting to take a responsible approach to STR properties.

I am referencing the 5 bullet points that were in the July, 2025 NRH News and Notes. Our input regarding STR properties is:

Annual Permits – yes

Guest Notification – yes

Inspections – yes

Standards and Safety – yes

Zoning – yes

Our biggest concerns would be noise, parking, and occupancy limits.

Thank you for allowing us to give our input.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short-Term Rentals
Date: Tuesday, August 12, 2025 9:11:24 AM

I am writing to voice my disapproval of short-term rentals in NRH.

Neither I, nor my neighbors, want a steady stream of short-term strangers staying in a traditional, family-oriented neighborhood. NRH is not a resort area or a vacation hotspot.

When I built my home in a quiet cul-de-sac in 2005, I wanted to know my neighbors and not have to worry about who is coming and going at 3 AM at a party house. Not only this, but it is essentially a commercial business operating in a residential area. Ultimately, you end up living next to a hotel and it becomes difficult to determine who belongs here and who does not, especially when you are concerned about criminal acts. These “hotels” are avoiding payment of hotel taxes to the City of NRH and the owners of the houses are not concerned about the reception from their neighbors.

[REDACTED] had been an Airbnb for years, and thankfully, it has a long-term renter in it, for now. It had 5 or 6 cars parked on the property every weekend and became a real nuisance. I had emailed city council and the city manager about the house years ago, starting in 2019. I can provide the email chains from back then, should you need them for anything.

Thank you for your concern,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Request from a Resident
Date: Tuesday, August 12, 2025 2:50:53 PM

As a resident b who lives adjacent to a STR property that is frequently rented I would like to submit some concerns and suggestions.

1.) The renters of the property frequently play loud music and OFTEN it is not appropriate for children, and this is a family neighborhood.

****Suggestion:** STR properties should be relegated to those that have a larger lot size to provide a distance barrier between the renters activities and residents.

2.) Our neighborhood is no longer comfortable leaving our older kids home alone because we do not know the background of the strangers who are renting in our neighborhood. My teenage daughter couldn't be in our own back yard by our own pool while I worked this summer because there were often strangers in the STR house that can see over the fence and it was a safety issue. We purchase homes in neighborhoods VERY NEAR schools and parks because we want to live in areas that are child and family centered. But, our children and families safety is at risk when strangers are permitted to reside, however short term, right next door. There is nothing preventing a child predator from renting a property that backs up to my home because it is right down the street from two schools and just a few blocks away from four parks.

******* if the city is unable to mandate a full criminal background check on anyone who is going to occupy an STR in a neighborhood very close to schools and parks then we should have an ordinance that dictates that STR's are a safe distance AWAY from schools, parks, and other areas that are designed to be centered around children and families. Perhaps designate specific areas of the city that are two or three miles away from any schools or parks.

It is highly concerning that any transient person with a credit card can rent a property that backs up to mine and create a potential safety risk for the children who live in my neighborhood, as well as my grandchildren who are no longer able to go play in my backyard without me having to be right there to supervise even though the yard is effectively safe because they are older kids. STR's should NOT be permitted where it may create ANY risk or affect the lives or comfort of residents who pay taxes and chose this city to build their life in based on safety and neighborhood dynamics.

3.) Many of the issues that we have run into with the STR that is adjacent to my property have not been resolved, and recur with each new renter that occupies the house. Loud

(and inappropriate) music, inappropriate language that is easily heard by my kids and grandkids when they are in the backyard of our own home, bright outdoor security lights that exceed the height of the fence line and shine into the windows of surrounding neighbors homes, renters who bring pets that bark repeatedly and excessively at the pets that are in the surrounding yards, renters that smoke foul smelling marijuana in the back yard and effectively prevents residents and their kids from enjoying the use of their OWN their own back yard and swimming pool, and relegates them to staying indoors.

***STR owners should be fined each and every time a resident contacts the city regarding an issue with specific renters, or the rental property itself, that negatively affects their ability to freely enjoy the use of their OWN property, causes undue inconvenience or compromises the safety and protection of their children. If renters are found to be in violation of sound, safety, morally appropriate conduct, pet noise standards or occupancy regulations they should be immediately forced to leave the property if a complaint is made by a surrounding homeowner and the property OWNER should be cited for non-compliance.

Every individual in a position to make decisions regarding STR's should first consider if it's in the best interest of our residents to allow transient visitors to occupy spaces in residential neighborhoods. We are in an area that has ample hotels and resorts and they are INTENTIONALLY NOT placed in areas that will interrupt or interfere with the everyday lifestyles of the citizens who have purchased homes in this city. Our intention, when choosing to live where we live, is to live peaceful lives and without a steady stream of unscrutinized strangers right next door, causing discomfort and interruption to our lives, as well as compromising our feeling of safety and security in our own homes and yards.

Furthermore, as residents it should not be our jobs to police transient individuals for their behavior simply because they don't have a vested interest in maintaining the peacefulness and safety of our neighborhood, because they don't live here like we do.

Stringent guidelines and restrictions pertaining to what specific areas STR's can be located in and which areas are prohibited from STR occupancy, are critical for the safety, security and well being of the residents in our city, most especially those who are children.

There have been many other issues with occupants of the rental property adjacent to my property however I felt it was prudent just to focus on those that were universally negative in every situation, and would be under any circumstances.

If you have questions regarding what I've submitted or want more information or detail about my personal experience please feel free to call me at [REDACTED]

Best Regards,

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rental regulations
Date: Wednesday, August 13, 2025 3:48:52 PM

I want to support the short term rental regulations North Richland Hills is possibly implementing. As a homeowner who has a rental property across the street from me they do not keep up the property. They have boats in their driveway. I would've been fine as a homeowner for that but I guess renters are under no obligation to take care of the property properly. The yard across my street is dirt. I live in a nice neighborhood and I'm tired of rental properties in this area looking terrible.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Friday, August 15, 2025 8:23:56 AM

We live [REDACTED]. There have been numerous occasions we have been awakened by “guests” at this property. The guests come in in the middle of the night slamming car doors, talking loudly, laughing and just generally being too noisy for the early morning hours. There have been as many as 22 cars for a party/celebration parked all over the driveway, up to the back of the property and on to the street.

Guests sit around the pool and fire pit areas drinking and being loud until as late as 4:00 am.

Last night a group of young men were there and woke us up at 2:30 am talking loudly, pushing and squaring off to fight including getting over into our yard. There were either drunk or high as they were stumbling and laying and/or stinging in the yard and driveway.

That was the final straw and we had to call the police.

On another note, the yard has been neglected and allowed the grass to grow over 8-10” high. The grass has grown over the sidewalk also.

Needless to say, we are not happy about living next door to a STR.

We have lived here for 45 years with great neighbors until now.

We appreciate anything the City can do to protect us and other residents.

Respectfully,

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: feedback on short term rentals
Date: Friday, August 15, 2025 4:39:22 PM

Hi! I missed the Town Hall on short term rentals. I live at [REDACTED] and would like to voice my concern over the impact that short term rentals have on the community. Not only do they encourage corporations and investors to purchase homes that would otherwise go to residents, but it makes the remaining stock of homes scarce and therefore expensive for people to live in. With the rising cost of food, gas, and energy, this matters a great deal. Residents are going to get priced out because of the buying power of the rich.

Short term renters do not contribute in a meaningful way to the local community--their children do not attend the schools, they do not work in our area, they do not pay our taxes, and they do not support the local businesses that we are so proud of in NRH. Personally, I would be very uncomfortable having a constant stream of strangers passing through a home near where my children ride their bicycles or trick or treat.

I would like to advocate for the banning of short term rentals in the community. If this is not feasible, they should be limitations and it should be made clear so that those who are interested in building community know where they do not want to live.

Thank you,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: Input Regarding Short Term Rental Regulations
Date: Saturday, August 16, 2025 11:38:47 AM

To Whom It May Concern Regarding Short Term Rental Regulations in North Richland Hills, TX:

As a homeowner and 16-year resident of North Richland Hills, TX, I am strongly **OPPOSED** to any short-term rentals of single-family residences.

Why this is even being considered makes zero practical sense. As a homeowner, I purchased my home after carefully choosing the location and considering the characteristics and amenities of the neighborhood. I chose a neighborhood with an HOA and deed restrictions to help maintain property values. I chose a neighborhood whose residents have similar preferences; e.g., home ownership, ongoing maintenance to preserve curb appeal, opportunity to meet/know your neighbors, etc.

What is the purpose of a short-term rental in the midst of any single-home residential neighborhood? The only reason I can realistically think of is - someone wants to make money. And who is to say how many short-term rentals would be "allowed" in any given neighborhood; e.g., one short-term rental per 100 homes? Per 200 homes? Or one short-term rental per street? There are many ways to invest in real estate without destroying single-family residential neighborhoods by encouraging short-term rentals.

North Richland Hills and the surrounding cities have numerous hotels for someone requiring a short-term occupancy.

I am not opposed to lease agreements and other long-term rental arrangements; e.g., 12-month minimum terms. But, for a short-term rental over a weekend or for a few days to accommodate a party makes no sense at all. In fact, that will lead to public nuisances, safety issues, and destruction of property values. Just look at cities that have approved short-term rentals; if their homeowners had another opportunity to vote for approval or rejection of short-term rentals - I would anticipate they would overwhelmingly reject such rentals.

Even with regulations in place, that is no indication that the restrictions would be fully enforced. Does North Richland Hills have sufficient personnel to ensure enforcement? If police officers are being considered for that purpose, then I would ask - don't those individuals already have enough responsibilities? All it takes is one overnight loud party to begin destroying the character of a neighborhood. The "renters" would be here today - gone tomorrow without any concern for the negative impact they left on neighborhood residents.

Bottomline: I do not want to live next to a short-term rental ... do you?

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR
Date: Saturday, August 16, 2025 3:46:53 PM

Annual permits MUST be required.
Permit fees need to be substantial enough to make them worthwhile to enforce.
Permit approval must include agreement by ALL neighbors.
Permit renewal to be subject to a complete new application.
Permit applicant must prove to be financially able to cover costs of repairs, maintenance and upkeep of the property during terms of the permit.
Minimum rental term lengths must be set.
Property owners must be held accountable for proper vetting of renters.
Rental agreements limited to single families.
Inspections need to be done quarterly (minimum).
Failure to comply shall result in immediate revocation of permit.
Property owner/Applicant contact information needs to be available to the public, especially neighbors.

It's difficult enough having a rental property next door with no way to contact or hold the property owner accountable for the condition of the property. I cannot imagine having new tenants in and out of there every few days or weeks. STR's are a bad idea for NRH. We are primarily a residential community not a tourist stop. There is no need for short-term, temporary housing here.

Regards,

[REDACTED]

Sent from my T-Mobile 5G Device

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Pending STR ordinance
Date: Saturday, August 16, 2025 4:51:54 PM

Dear Staff,

I am responding to show my support for the city on this endeavor. This should be managed and the proposed Regulations concerning Permits, Notifications, Inspections, Safety and Zoning appear to be right on target in my opinion. Thanks for taking care of us residents.

[REDACTED]
[REDACTED]

NRH, TX

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: input
Date: Sunday, August 17, 2025 10:01:27 AM

I'm wondering why y'all bother drafting rental regulations of any kind when you can't or don't enforce single family dwelling codes. I would have verified that my neighborhood was still zoned as such BUT this link <https://nrh.maps.arcgis.com/apps/webappviewer/index.html?id=7bba098f84184beba61d091fd078a100> did not function this morning!

Thanks for your anticipated prompt reply to these issues.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals - feedback
Date: Monday, August 18, 2025 3:28:56 PM

Hi there NRH friends,

My name is [REDACTED]. My son [REDACTED] (who lives in Waco) and I have operated three short term rentals in Waco TX for the past six (6) years. We have over 1000 reviews on Airbnb and are consistently 5-star rated. (Yay!) It's truly a joy to host friends and families who use our homes to gather and make new memories.

I thought I'd offer a little feedback regarding 18-978 A, as it relates to parking. It's my opinion that the ordinance as written is somewhat ambiguous. Since many people often have local guests visit their Airbnb (such as family or friends), it seems the 4-car limit is too restrictive, and could be tough to enforce. For example, if four friends gather in NRH and each drive their own vehicle to the Airbnb, then they are later joined by two friends who also park their vehicle at the property, that means for a short time, there would be six vehicles at the property. It would be easy to misconstrue the extra cars as going above the limit, when in reality -- it's just a temporary situation. I'd suggest a similar approach to Waco's ordinance -- which basically states that the Airbnb homeowner must provide one parking space per bedroom. I would also encourage you to allow street parking as garage and driveway parking could be limiting for guests who may be briefly visiting. Provided there's a "no major event / party" provision, this should prohibit large gatherings.

Secondly, the 60 minute response requirement could be problematic in my opinion. While some STRs are operated by professional management companies who have full time staff, most STR owners are normal folks, families or couples, going about their own lives. As an STR owner, it's -- of course -- in my best interest to respond quickly to any concerns. (None of us want to end up with a poor rating on the Airbnb or VRBO platform.) But to legally require a response within 60 minutes seems extreme. I'd suggest making sure that every STR be managed by someone locally who has the ability, but is not required, to respond within 60 minutes. Another concern is what some guests consider an "issue" is not truly an "issue" -- so there's some ambiguity there. For example, a guest contacted me at one point about the fact that there was no pump soap by the kitchen sink. It was an "issue" for her... but was it truly an issue? Not so much. Last thing on this particular point -- I don't think the property manager should be required to disclose their address to the guest Phone number seems reasonable. But address... seems a bit invasive privacy wise.

Last but not least -- I see that a one year license renewal is required. As a homeowner, I can tell you that one year goes by quickly! So, to save time for City Staff and the homeowner, a two year license term seems more manageable and reasonable. (Waco used to require annual renewal, and recently extended to two years -- which was a relief to everyone!)

That's my two cents! Don't hesitate to let me know if you have any questions and thank you for the opportunity to provide my thoughts.

Buoyantly,

[REDACTED]

ec. 18-978. General standards.

All short-term rentals permitted pursuant to this division are subject to the following requirements:(a) Parking will be limited to four vehicles within the garage and driveway, save and except for owner-occupied properties, where the property owner may park their personal vehicles on the street if not otherwise prohibited by city regulations. All parking shall be on improved surfaces.

b) The owner shall provide full contact information for the local point of contact and shall provide timely updates of any changes to the name, address and 24-hour telephone number of the local point of contact. The local point of contact shall respond to complaints concerning the short-term rental unit within 60 minutes or less. In the event the city receives or responds to a complaint, the local point of contact shall contact the guests within 60 minutes of any contact from the city to address the complaint. Should a second complaint be filed, or a citation is issued to any of the guests, the owner and responsible party must take appropriate steps to ensure future complaints do not occur.

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Rental regulations
Date: Wednesday, August 20, 2025 6:03:20 PM

You already passed a ordinance for renting house 5 yrs ago, To me it loos like you just want more power! Enough is Enough

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Wednesday, August 20, 2025 7:05:46 PM

I'm not in favor of STR.

Suggestions:

Any police calls to a STR must be reported to the permitting authority and renting must cease until the incident is resolved.

HOA's may restrict STR from their neighborhoods.

Owners are ultimately responsible for any fines & damages incurred by their Guests.

Permits will be canceled if requests or complaints are received by 3 residents living within a block of the STR.

Restrict STR to specific areas or zones.

[REDACTED]
[REDACTED]

NRH

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: short term rental at [REDACTED]
Date: Wednesday, August 20, 2025 11:17:04 PM

[REDACTED] this short term rental , which backs up to the Joanne Johnson trail. I frequently use the trail as I have to walk my dog daily. I have noticed that the gate from their back yard to the trail is unlocked and the house does have a pool in the back yard. This is extremely hazardous to have a pool with an unlocked gate. . i first noticed this a while back, but thought since people were there at the time, they were using the gate in and out to the trail. But this past 2 weeks, i have noticed it unlocked , and noone seems to be at the hous.

also, for the past couple of weeks, the garbage cans are overflowing, and the recycle bin cannot even close, due to so many garbage bags stacked on top of each other. the owner of this short term rental needs to be made aware of city regulations for both these issues and inforce them with their renters. the garbage also was out after the trash pickup had already been done. If there had been a storm, thier trash would have been everywhere last week.

please feel free to contact me , [REDACTED] . i was at the public meeting and mentioned this house at the time, and things are not any better.

thank you,
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: short term rental regulations
Date: Wednesday, August 27, 2025 11:54:35 PM

Hello,

Hope you are doing well. [REDACTED] and I'm a property owner in North Richland Hills and currently am operating the house as a short term rental. My friend just told me about the recent activities in making regulations about short term rentals and I want to provide my opinion. Since I'm a STR owner, my opinion will obviously be biased towards STR operators. But still I want to show how a responsible STR owner operates the business and the positive impacts it can bring to the community. **I'm writing to request to reconsider the banning of short term rental in the residential area.**

First of all, **I fully support the ordinance that was proposed and discussed in the Jul 15 Townhall Meeting.** Those are very reasonable rules to ask STR owners to comply. In fact, many of the rules in the ordinance align with the interests of responsible STR owners and residents. For example, noise and partying are the worst problems a STR owner can expect: it disturbs the neighbors (which could lead to complaints and revocation of the rights to operation and fines) and leads to damages to the property. Here are some of the rules I have been employing in my property since I started and these are very effective in weeding out all the complaints that were discussed:

- 1. Install camera in the front door**
- 2. Install noise and smoke detector in the house**
- 3. I build my own website that details the house rules (quiet hours, parking instructions, no partying warning, trash pickup schedule) as well as emergency contacts**

At the end of the day, I'm also a resident in my community and I'd also love to stay in a community that feels safe and free of problems. Therefore I'd operate my short term rental the same way I hope it should serve the community.

I hope you can take into consideration the bias of the survey. Apparently **people with bad experience tend to speak up and attend the council and provide negative feedback.** Majority of the people that have no issues will not likely to show up. So the opinions and feedback are more biased towards the negative side than reality. Another thing I want to point out is that you only need one bad short term rental to ruin the reputation of the entire short term rental business. There is always a probability someone is not managing short term rental responsibly, and you will for sure have one of them when you have a sufficiently large city like North Richland Hills. **I believe a lot of the acts proposed in the ordinance should be sufficient and strict enough to weed out the bad actors.**

Another concern I heard in the meeting is that possibility a sex offender staying in the short term rental and causing trouble in the neighborhood. It is true such unfortunate things can happen and I am all for support to eliminate such mishaps from happening. However, I also want to mention that bookings by the large platforms are only accepted when the guests are verified with ID, and bad reviews from past stays of the guests will show up and hosts will be less likely to rent to such guests for her own interest. Besides, the logic of banning STR for the possibility of renting to sex offender should apply to other business (well, you can say sex offender might drive cross the street in front of my house so I should have no street in front of

my house)

Lastly, I want to provide some positive spins on allowing short term rentals with well regulated practices in place:

1. **Tax revenue.** All the platforms I'm using remit occupancy tax automatically and I believe North Richland Hills can request these platforms to remit tax automatically. I don't know exactly how much potentially the city can earn. Of course allowing short term rental can bring an extra income flow to the city.
2. **Convenience.** Most of the guests I receive are for visiting families and friends nearby. They specifically chose to stay in my place because of the proximity to the people they want to visit and they want a getaway house to enjoy their stay. I also had a guest where he lives in the same street but wanted to spend the last afternoon somewhere with a backyard and pool with his son before he went to college. I also had a guest who simply wanted to have a large enough place to host her daughter's 5 year old birthday celebration (she followed the house rules and had no party of noise violation). Neither of these can be achieved with traditional hotels and I would argue disallowing short term rental takes away that convenience from the local residents. Also to repeat my point above, these happy guests are less likely to show up in the public meeting so you probably don't receive positive feedback from them about the utility of having high quality short term rentals nearby.
3. **Job.** I hire a stay-at-home mom to clean my property and that's an important revenue to support her family. My property constantly needs upkeep such as pool cleaning and lawn maintenance as well as pest control. I believe banning short term rental in residential areas will also negatively impact the job and revenues to the local business operators. Given the economic situation I would argue banning business is less of a good idea.

Above are all my feedback about short term rental regulations and I'm happy to respond to any other request you have. I'm writing to request to reconsider the banning of short term rental in the residential area.

thanks,



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: I support short term rentals!
Date: Friday, August 29, 2025 10:54:33 AM

Dear City of NRH,

I support allowing short-term rentals in NRH.

The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals.

Please allow them to continue with fair rules in place.

Thank you!

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals
Date: Friday, August 29, 2025 10:58:29 AM

Dear City of NRH,
I support allowing short-term rentals in NRH. The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals. Please allow them to continue with fair rules in place.

Thank you.

Thank you!!!

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Friday, August 29, 2025 10:58:56 AM

Dear City of NRH,

I support allowing short-term rentals in NRH. The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals. Please allow them to continue with fair rules in place.

Thank you.

Thank you!!!

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone

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From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Friday, August 29, 2025 1:04:10 PM

Dear City of NRH,

I support allowing short-term rentals in NRH. The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals. Please allow them to continue with fair rules in place.

Thank you.

[REDACTED]

From: [Paulette Hartman](#)
To: [Cori Reaume](#)
Cc: [Caroline Waggoner](#)
Subject: FW: Support for Ending Short-Term Rentals in North Richland Hills
Date: Friday, August 29, 2025 4:19:40 PM
Attachments: [image001.png](#)



Paulette A. Hartman
City Manager
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180
817-427-6007

From: Kelvin Deupree <kdeupree@nrhtx.com>
Sent: Friday, August 29, 2025 2:29 PM
To: Paulette Hartman <pahartman@nrhtx.com>
Subject: Fw: Support for Ending Short-Term Rentals in North Richland Hills



Kelvin Deupree
Council Member, Place 7
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Tx 76180
817-427-6060 | kdeupree@nrhtx.com

From: [REDACTED]
Sent: Friday, August 29, 2025 2:06 PM
To: Kelvin Deupree <kdeupree@nrhtx.com>
Subject: Re: Fw: Support for Ending Short-Term Rentals in North Richland Hills

Dear Mr Dupree,

Dear Mr. Dupree,

I recently listened to the City Council meeting regarding Short Term Rentals (STRs), and I must express my deep disappointment with the direction things appear to be heading.

From what I understood, all current STRs will be grandfathered in. This decision,

unfortunately, seems to reset the clock for those who have been abusing the system, essentially rewarding noncompliance.

During the meeting, I also heard the city attorney state that STRs in Grapevine are still listed. However, a quick check on the Airbnb app suggests otherwise. If the plan is to grandfather in existing STRs, could we not at the very least prohibit rentals under 30 days in residential neighborhoods?

The constant flow of daily and weekly transient visitors is highly disruptive to the character and peace of our neighborhoods. It's also difficult to understand why these operations are not being classified as "Lodging," especially since the city is collecting Hotel Occupancy Tax from them. If STRs are treated as lodging for taxation purposes, it stands to reason they should also be zoned and regulated accordingly. Those wishing to rent for under 30 days should do so in areas properly zoned for lodging.

Residents deserve more than the "nothing burger" we've effectively been handed. I urge you and the council to reconsider the path forward and prioritize the long-term well-being of our neighborhoods.

Best Regards,

[REDACTED]

On Thu, Jul 31, 2025 at 10:11 AM Kelvin Deupree <kdeupree@nrhtx.com> wrote:

[REDACTED]

Thank you for your email regarding short-term rentals. As a fellow resident, I share your concerns and am not personally in favor of STRs in residential areas. As you are likely aware, the City has already begun discussions on this issue and hosted a town hall recently to hear from the community.

Thank you for sharing Grapevine's Final Judgement. I have included City Manager, Paulette Hartman, so she is aware of both your concerns as well as the information you provided.

This is initial first steps in a broader conversation. NRH continues to research and will explore options and strategies to best address STRs.

Kelvin Deupree
Mayor Pro Tem
Council Member, Place 7
City of North Richland Hills

4301 City Point Drive
North Richland Hills, TX 76180
817-427-6060 | kdeupree@nrhtx.com



Sent: Thursday, July 31, 2025 9:37 AM

To: Jack McCarty <jmccarty@nrhtx.com>; Cecille Delaney <cdelaney@nrhtx.com>; Ricky Rodriguez <rrodriguez@nrhtx.com>; Danny Roberts <droberts@nrhtx.com>; Matt Blake <mblake@nrhtx.com>; Billy Parks <bparks@nrhtx.com>; Russ Mitchell <rmitchell@nrhtx.com>; Kelvin Deupree <kdeupree@nrhtx.com>; Paulette Hartman <pahartman@nrhtx.com>

Subject: Support for Ending Short-Term Rentals in North Richland Hills

Dear Mayor, City Manager and City Council Members,

I am writing as a concerned resident of North Richland Hills to urge you to take decisive action to prohibit short-term rentals (STRs) in residential neighborhoods, following the example set by cities like Grapevine.

While I appreciate the City's efforts to regulate STRs through permitting and inspections, these measures often fall short in protecting the peace, safety, and character of our neighborhoods. STRs introduce a revolving door of transient guests, increase noise and traffic, and erode the sense of community that makes NRH such a desirable place to live.

Grapevine's successful ban on STRs in residential zones demonstrates that cities can prioritize long-term residents over short-term profits. I have attached court documents from another Texas city that upheld similar restrictions, reinforcing the legal foundation for such action. I have attached the latest court rulings (July 24th 2025) with a Final Judgement, that shows the Plaintiffs are now responsible for the City of Grapevines attorney fees, and if the Plaintiffs appeal and lose, they are responsible for Attorney Fees for those trials. You will also see that the Temporary Injunction has been lifted and Grapevine can continue with their Ban of STRs in residential neighborhoods.

I respectfully request that the Council:

- 1. Amend the draft ordinance** to prohibit STRs in all single-family residential zones.
- 2. Phase out existing STRs** with a clear sunset timeline.
- 3. Preserve neighborhood integrity** by enforcing zoning laws that reflect the values of NRH residents.

Thank you for your service and for considering this important issue. I would welcome the opportunity to speak further or provide additional documentation. If you would like to speak with the Chief Counsel of a DFW Fortune 500 company who has been actively involved in helping remove STRs from local cities I can help facilitate an introduction.

Sincerely,

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: I Oppose Banning STR in NRH
Date: Saturday, August 30, 2025 1:05:44 PM

Hello,

I oppose banning short-term rentals in residential areas in NRH. Please consider fair regulations instead so families, small businesses and the community can all benefit.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Planning](#); [NRH Planning Rentals](#)
Cc: [REDACTED];
Subject: Short Term Rental Zoning and Regulations
Date: Saturday, August 30, 2025 2:05:04 PM

Hello,

My name is [REDACTED] and I own a short-term rental property in NRH, and have just recently become aware of the discussions about STR regulation.

From our understanding, the first meeting about this was on July 15th, 2025. We have been in contact with many other STR owners. We don't feel we have been given sufficient time or opportunity to have our voices heard so that the NRH STR community is accurately represented by the council. We would like to request additional meetings before a vote if it ever takes place.

In the meantime, we are actively gathering constructive feedback within the short term rental owner group and are willing to work with the council to come up with a reasonable solution.

Thank you for your consideration,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: STR Ban Vote
Date: Saturday, August 30, 2025 2:43:47 PM

Hello,

My name is [REDACTED] My husband [REDACTED] and I own a short-term rental property in NRH, and have just recently become aware of the discussions about STR regulation. I would like to inquire what steps will be taken at the meeting on September 8th.

From our understanding, the first meeting about this was on July 15th, 2025. We have been in contact with many other STR owners. We don't feel we have been given sufficient time or opportunity to have our voices heard so that the NRH STR community is accurately represented by the city council. We would like to request additional meetings before a vote takes place.

Thank you for your consideration,
[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Protect short-term rentals in North Richland Hills
Date: Tuesday, September 2, 2025 10:39:15 AM

Hello Planning Commission North Richland Hills,

Hello,

I received a message from AirBnB that there will be a city meeting regarding short term rentals.

I would like to ask for the following to be addressed and considered—

1. There are families who must rent out their homes as STR for various financial reasons/needs. In our case, with our mortgage and other financial obligations, we had to make our home an STR. A regular rental or selling was not an option.
2. STR's benefit the local town and small businesses due to the visitors and business it brings in.
3. STR's are one of the most kept-up types of properties, because they are dependent on guest satisfaction and high reviews to be successful. Every STR needs to be impeccably clean on the inside and out.
4. Something to consider are rules for STR's, that protect the property, but also respect the neighborhood/neighbors. Such rules can be quiet hours and vehicle limits. Eg. A maximum vehicle allowance and quiet hours would prevent parties or events from happening. STR owners would have to make their rules and screening strict.

Thank-you for considering.

Sincerely,

[REDACTED]

F F

From: [REDACTED]
To: Planning
Subject: Protect short-term rentals in North Richland Hills
Date: Tuesday, September 2, 2025 10:48:28 AM

Hello Planning Commission North Richland Hills,

I hope this message finds you well. My name is [REDACTED] and I am a homeowner in North Richland Hills currently operating my property as a short-term rental. I recently learned about the discussions around new regulations for STRs, and I would like to respectfully share my perspective as both a homeowner and a responsible STR operator.

I want to start by expressing my support for the ordinance that was proposed and discussed at the July 15 Town Hall meeting. The rules outlined there are fair, reasonable, and align with what responsible operators like myself already practice. In fact, many of these rules directly benefit both hosts and neighbors, as they help prevent noise, parties, and other issues that can harm both the community and the property itself.

Here are a few examples of measures I have put in place at my property since the beginning, which have proven very effective:

1. A front-door camera for monitoring arrivals.
2. Noise and smoke detectors inside the home.
3. A dedicated website outlining house rules (quiet hours, parking guidelines, no-party policies, trash schedules) and emergency contacts.

As a member of this community, I share the same desire as my neighbors to live in a safe, peaceful environment. I hold my guests to high standards because I want my property to be a positive presence in the neighborhood.

I also ask that the council consider the bias in public feedback. Those with negative experiences are much more likely to speak up, while the majority of residents who experience no issues typically do not attend meetings. This can lead to an overly negative perception of STRs. In reality, one poorly managed STR can create problems, but strong regulations—like those proposed—are sufficient to address bad actors without penalizing responsible owners.

One concern I've heard raised is the risk of sex offenders or other dangerous individuals booking STRs. While safety is a top priority, it's important to note that major STR platforms verify guest IDs, and hosts can review guest history before accepting bookings. Additionally, the same logic could apply to many other types of businesses or even traditional housing—no system is risk-free, but banning STRs altogether does not solve this broader issue.

I'd also like to highlight some positive impacts STRs bring to our community:

1. Tax Revenue: Platforms already remit occupancy taxes automatically, providing the city with additional income at no administrative cost.
2. Convenience for Residents and Guests: Many of my guests stay to be near family or friends in North Richland Hills, or for occasions not easily accommodated by hotels—such as a father spending a meaningful afternoon with his son before college, or a small child's birthday gathering that followed all house rules. These experiences enrich family life in ways hotels cannot offer.
3. Local Jobs and Economic Benefits: I hire a local stay-at-home mom for cleaning, and I regularly use local services for pool care, lawn maintenance, and pest control. STRs support small businesses and local families, and banning them would remove this source of economic activity.

In closing, I respectfully urge the council to reconsider a full ban on short-term rentals in residential areas. Well-regulated STRs not only coexist peacefully with the community but also bring meaningful benefits to residents, local workers, and the city's economy. I would be glad to engage further or provide any additional information that may be helpful.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Cori Reaume](#)
Subject: comment for public hearing
Date: Wednesday, September 3, 2025 12:21:53 AM

Cori,

Thanks for speaking with me on the phone last week. I am sorry I can't attend the public hearing in person, but wanted to give some comments to be part of the record.

I recently became a STR operator in NRH. I filed for the permit, completed the inspection, and have paid my HOT taxes. I spent nearly \$100K remodeling and equipping the home, and I'd be lucky to get half of that back if I can't continue to operate and am forced to sell the home. I go to great lengths to give my guests a great experience, and not be a disruption to the neighborhood at the same time. I have made tangible changes based on my neighbor's feedback. I am complying with existing regulation, and I can comply with new regulation granted it doesn't completely undercut my business model in which case I am forced to exit the market. Which is a shame because the families that are my guests repeatedly tell me that traditional hotel rooms don't meet their needs. In your effort to weed out the problem operators, don't devise a system that is so onerous it weeds out all the operators.

Regards,

[REDACTED]

From: [Paulette Hartman](#)
To: [Cori Reaume](#); [Caroline Waggoner](#)
Subject: Fw: Roughly 1 million companies now use Airbnb for Corporate Travel
Date: Thursday, September 4, 2025 7:14:01 AM

FYI

Get [Outlook for iOS](#)

From: Kelvin Deupree <kdeupree@nrhtx.com>
Sent: Wednesday, September 3, 2025 8:13 PM
To: Paulette Hartman <pahartman@nrhtx.com>
Subject: Fw: Roughly 1 million companies now use Airbnb for Corporate Travel

FYI



Kelvin Deupree
Council Member, Place 7
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Tx 76180
817-427-6060 | kdeupree@nrhtx.com

From: [REDACTED]
Sent: Wednesday, September 3, 2025 6:37 PM
To: Kelvin Deupree <kdeupree@nrhtx.com>
Subject: Roughly 1 million companies now use Airbnb for Corporate Travel

Good evening,
Roughly 1 million companies are now using Airbnb for corporate travel. For many companies, when two or more are traveling, it is required that they stay at an Airbnb, to save travel expenses. These corporate travelers will spend money in another city, If they can't stay in North Richland Hills. There are many cities in the area, such as Coppell, Flower Mound, Irving, Haltom city, and others that have reasonable ordinances (or none in the case of FM), such as just two guests per bedroom, and 2 in a common area. Many of these cities charge a large annual licensing fee, and do annual inspections. They are raising millions of \$ in fees and HOT.

The first house I bought was located between two long-term rentals. I did not know that when I purchased the property. I had to mow my neighbor's lawn. I had to put the trash out for them. I had to bring the trash cans in and this was because they were long-term renters, and they just didn't care. Too lazy. I used to live on Hillside Drive in Keller. My neighbors were telling me about a long-term renter who lived up the street for many years. Their kids were selling drugs.

They were selling Meth and other drugs, and stealing things out of people's garages and this went on for many years. The police were constantly being called for this long-term rental. And of course, they said their yard was a mess, and the house in a state of disrepair. A typical long term rental.

I own a house in North Richland Hills. It's easy to tell the long-term rentals on the street. Their lawns and yards are not well-maintained. They have trash around the property or in some cases they have lots of junk. Usually it's the Airbnb houses that are the nicest on the street from my experience. Why? It's because an Airbnb guest does not want to stay at a house that does not look nice. Plus, they will give the Airbnb bad reviews.

I own a couple Airbnb's in another town. It's interesting that my Airbnb guests often are complaining about the neighbors. The neighbors are long-term renters. The police are being called. They play their music loud after midnight on the weekends. They have yards that look disgusting. They let their dogs run loose in the neighborhood. Every time I drive by their yard I wonder why the city doesn't do something about long term rentals. I could go on and on. Many cities have found that a common sense ordinance of limiting guest count to two people per bedroom, and then two people in a common area eliminates most problems. I'm sure the city of North Richland Hills would like to get the hotel operating tax and fees they collect, as well.

As a side note. A friend of mine goes to church with some city workers who work for the city of Grapevine. They told her the city has spent 7 figures on legal fees, over the last few years. They tried to do something not very bright several years ago related to short term rentals. It failed miserably, on all fronts, from what little I have heard. But the city loves big Hotel chains and resorts, as they bring in \$20M in HOT.

Cheers,

[REDACTED]

P.S. Would love to chat with you about this.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals / residential
Date: Wednesday, September 3, 2025 8:18:44 PM

Good day,

I am writing on behalf of your upcoming meeting/voting for short term rentals. As a home owner with an Airbnb one house over it has really been a horrible experience. We get to listen to loud music and partying, cars lined up and people we don't know in and out of our street. We have to call the police because of the noise. I feel as a home owner with children we shouldn't have to deal with this in our homes. Our neighbors have a newborn and they have to deal with constant noise. I feel very unsafe in my our neighborhood and I hold the city accountable for this. I reject all Airbnb in residential areas. You are making our property value lower and making our neighborhood unsafe.

It's time to put an end to Airbnb!!!

Thank you

[REDACTED]
NRH residents

Sent from my iPhone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR feedback
Date: Wednesday, September 3, 2025 8:21:57 PM

Good evening, I reviewed Nextdoor post from Ricky Rodriguez as attached below. My thoughts:

1. STRONGLY agree with plan to not allow new STR in traditional single family neighborhoods. This is so important to keeping neighborhoods family oriented and not business oriented.
2. Not listed on attachment by Mr. Rodriguez, but I feel HOAs should be allowed to restrict STR.
3. Would change quiet hours from 10 PM to 7 AM to 10 PM to 8 AM.
4. Would emergency contact be listed on city website for neighbors to lookup and reach out too if there was an issue at the STR property?

Thanks again to Mr. Rodriguez for posting this.

[REDACTED]

NRH PROPOSED SHORT-TERM RENTAL REGULATIONS



PROPOSED RULES

Each Short-Term Rental must obtain annual permit and inspection. Permits will be revoked for repeat rule violations.



Quiet hours – 10 p.m. to 7 a.m. (9 a.m. Sundays).



Occupancy – 2 per bedroom + 1 extra, max 12 people (including kids).



Parking – Max 4 vehicles, must use driveway. No on-street parking.



Information – Must display emergency contacts, quiet hours, garbage schedules, and safety information in unit.



Local Contact 24/7 – must respond within 60 minutes.



PROPOSED ZONING

- No new Short-Term Rentals would be allowed in traditional single-family neighborhoods. Existing STRs must comply with rules within 90 days of adoption.

- Short-Term Rentals may be allowed in commercial, multi-family, Transit Oriented Development and certain Town Center districts. See map: www.nrhtx.com/STR

**PUBLIC HEARINGS**

- 7 p.m., Thursday, Sept. 4, Planning & Zoning Meeting, City Hall.
- 7 p.m., Monday, Sept. 8, City Council Meeting, City Hall

SUBMIT WRITTEN COMMENTS

- e-mail comments: rentals@nrhtx.com

Learn more: www.nrhtx.com/STR

Add a comment...



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Letter in support of STRs
Date: Wednesday, September 3, 2025 9:47:08 PM

Hello- attached please find a letter from a STR cleaner.

My name is [REDACTED] and I've worked as a professional cleaner in North Richland Hills for many years. In recent months, my business has grown thanks to the increase in short-term rentals like Airbnb. These homes bring steady, reliable work—not just for me, but for other local service providers too.

Every new booking means another cleaning job, and that consistency has helped me support my family and invest back into my business. Approving Airbnb operations in NRH would not only benefit homeowners and visitors—it would directly support small businesses like mine.

Thank you for considering the impact this has on local workers. We're ready to keep NRH clean, welcoming, and thriving.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR comments
Date: Thursday, September 4, 2025 8:28:23 AM

From: [REDACTED]

NRH

1. There is no mention of any guidelines on private home swimming pools or use of community swimming pools or any other community shared property such as tennis courts, game rooms, etc. or use of city parks on STR regulations, inspections, etc. Should these be addressed as well if STR renters will be using these facilities?
2. On the sample chart the information about occupancy is confusing and vague. "2 per bedroom", +1..... what does that mean? "Including kids"... is occupancy based on age? Total of 12? This totally needs to be rewritten.
3. How are "guests" counted: (someone who comes for part of the evening - like for a party - but who does not actually sleep or stay overnight at the dwelling). How are guests filtered into the equation of occupancy?
4. Are people (renters and guests) allowed to come and go throughout the time rented as long as the number stays under the maximum number of people? Vehicles will be constantly coming and going and parking will be an issue.
5. If a home becomes a STR how are neighbors notified?
6. It was noted under PRIOR POSTS: A focus group with STR operators will be scheduled later in the summer. Has the focus group been scheduled? What will this focus group do? How will citizens be notified of the focus groups findings?

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Private Property Owners
Date: Thursday, September 4, 2025 9:08:03 AM

Good Afternoon,

I'm writing to oppose the short term rental restriction proposal. I am a firm believer in personal property rights and researched and chose a home that did not have home owner associations and restrictions because of this. We have regulations in place for private properties that already include that the home is being properly maintained, noise restrictions, and restrictions on home business. There is no need for additional regulations on the property if these are being followed. I believe that it is not the right of neighbors to dictate what is done on someone's property as this can lead to more regulation and loss of personal property rights in the future.

I would prefer my remarks remain anonymous as this is a hot button issue in this surrounding suburbs.

Thank you for your consideration,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rental Support
Date: Thursday, September 4, 2025 9:58:06 AM

Dear Mayor and Council Members,

My name is [REDACTED], and I live in North Richland Hills. In addition to being a homeowner, I also operate a short term rental within my neighborhood. I want to share my perspective as someone who has seen firsthand the value that responsible STRs bring to our city.

In running mine, I've worked hard to ensure it blends seamlessly into the community. My neighbors have never raised complaints, and I've stayed attentive to city codes and best practices. Long before this ordinance was even drafted, I was already operating under the standards it now outlines.

Because NRH isn't viewed as a tourist hub, it may not be obvious who actually uses STRs here. The truth is, my guests are typically families in transition or in crisis: grandparents visiting children and grandchildren who recently moved to the area, people with loved ones receiving medical care, families relocating who need temporary housing, and neighbors displaced by disasters. These are not vacationers looking to party—they're people who benefit from safe, stable, short-term housing during important or difficult times.

That's why I believe STRs, when run responsibly, address a genuine community need. I also believe the city's focus should be on addressing operators who disregard the rules, rather than penalizing those of us who are doing things the right way.

As you move toward a final decision, I'd ask you to take two points into consideration:

- **Zoning:** My home is in a residential area. Even if I meet every standard, zoning restrictions could put me at risk simply because of location. I urge you not to exclude responsible STRs in neighborhoods when they are proving to be positive, compliant, and safe.
- **Parking:** My driveway is steep, and my garage entrance is less accessible than my front door. Elderly guests and others with mobility challenges often need to park directly in front of my home for safe access. I ask that the ordinance recognize these practical accessibility needs.

I hope you'll keep in mind that many STR owners are invested residents who care deeply

about our city and our neighborhoods. I am committed to following the rules you put in place and to continuing to operate responsibly.

Thank you for your consideration and for your work on behalf of our community.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [NRH Planning Rentals](#); [Cori Reaume](#)
Subject: Important Feedback on STR"s for Planning and Zoning Commission
Date: Thursday, September 4, 2025 10:30:29 AM

Hi Cori,

It was great meeting with you last night, thank you for your time and help.

Can you please confirm that this has been sent to zoning ahead of the meeting tonight, and that they've had a chance to read it? :)

Best regards,

[REDACTED]

To the North Richland Hills Planning and Zoning Commission:

Dear Commissioners,

I appreciate the opportunity to provide input regarding the proposed short-term rental ordinance. My husband and I operate two short-term rental properties in North Richland Hills. As working parents of two young children, this income is critical to our family's financial stability, while also supporting the local economy through guest spending and employment of cleaners, landscapers, and contractors.

I want to state clearly: I believe in reasonable regulation. Responsible hosts like myself welcome clear rules that ensure neighborhood peace, guest safety, and accountability. My concern lies not with regulation itself, but with the speed and scope of this process and whether it provides property owners with fair notice, equal opportunity for input, and rules that are constitutionally sound.

Due Process and Fair Notice

Many short-term rental hosts only became aware of these proposed changes within the last few days. By contrast, other stakeholders appear to have had a longer runway for participation. This raises questions of procedural fairness. If property rights are to be restricted, shouldn't owners be afforded meaningful notice and opportunity to be heard? If not, is the city confident such a process would withstand constitutional scrutiny?

Courts across the country, including the Supreme Court, have long held that zoning

restrictions must be enacted with procedural fairness. Similarly, Texas courts have applied strict scrutiny to ordinances that appear to strip property owners of established rights without due process.

Occupancy Limits

The proposed occupancy formula of two per bedroom plus one appears arbitrary. A more reasonable approach would be three per bedroom plus two, capped at twelve.

Families—grandparents, parents, children, cousins—make up the majority of our guests. They often use bunkbeds and cribs so children can share rooms safely and comfortably. Strict limits prevent families from staying together, forcing them into multiple properties or more expensive hotel options. By comparison, hotels routinely allow four occupants in a single room with two queen beds. Why should a private home, inspected and compliant with fire and parking regulations, be held to a stricter standard than hotels?

Texas courts have recently grappled with this issue. In *Zaatari v. City of Austin*, 615 S.W.3d 172 (Tex. App.—Austin 2019), the court struck down parts of Austin’s short-term rental ordinance, finding that restrictions on assembly and occupancy violated constitutional rights of property owners. That ruling should caution municipalities against adopting arbitrary occupancy formulas that fail to serve a legitimate and narrowly tailored government interest.

If the city already enforces fire safety, parking, and inspections, what legitimate interest is served by imposing stricter caps that exclude families, reduce tourism dollars, and depress local business activity? Is this regulation addressing safety—or is it arbitrary?

Other Concerns

The one-hour response requirement also raises questions of reasonableness. Hosts like myself respond quickly, but there are natural limits: school pickup, doctor’s appointments, or simply being on an airplane. Does the city intend to penalize operators for circumstances beyond their control? Would such a rigid requirement be considered an undue burden on otherwise responsible hosts?

Likewise, the compliance timeline for permits, inspections, and new requirements must be realistic. If property owners are making good-faith efforts, shouldn’t the city allow a reasonable compliance runway rather than creating barriers that could function as de facto bans?

Conclusion

My request is simple: slow this process down, provide hosts with meaningful opportunity to participate, and adopt rules that are reasonable, balanced, and legally defensible. If regulations are rushed or arbitrary, the city risks creating unnecessary conflict and potential legal challenges that no one desires.

North Richland Hills has the chance to be a model of how cities can both protect neighborhoods and partner with responsible hosts. I urge you to seize that opportunity.

Respectfully,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals in NRH
Date: Thursday, September 4, 2025 10:32:15 AM

Hello,

I'd like to send a note to support short term rentals in NRH. My family is in need of nice areas to stay in when they come from Baton Rouge to visit us. We always opt for a home instead of hotels so we can gather and spend time with our family. This has been so important to us for convenience, and for making memories with our loved ones. When I heard about the possible zoning changes, my heart sank. We primarily use single family homes in neighborhoods for our needs. Please consider allowing these owners to continue operating.

Thank you for your time.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Thursday, September 4, 2025 10:39:49 AM

To Whom It May Concern,

I am writing as a resident of North Richland Hills to express my support for allowing and responsibly regulating short-term rentals in our community.

Short-term rentals bring many benefits that positively impact both residents and visitors. They provide homeowners with an opportunity to earn supplemental income, which can help offset rising costs of living, property taxes, and home maintenance. For many, this income makes it possible to remain in their homes and continue contributing to the local community.

Short-term rentals also boost our local economy. Guests spend money at neighborhood shops, restaurants, and attractions, which helps support small businesses and creates local jobs. Unlike large hotels concentrated in specific areas, short-term rentals spread economic activity across different parts of the metroplex.

When thoughtfully regulated, short-term rentals can coexist harmoniously with long-term residents. I encourage the city to adopt fair, balanced regulations that:

- Ensure safety and compliance with existing codes.
- Establish reasonable standards for noise, occupancy, and parking.
- Require proper registration or permits to maintain accountability.

What I do not support are overly restrictive policies or outright bans that eliminate this important opportunity for homeowners and stifle economic benefits for our city.

I respectfully ask the council to recognize the value of short-term rentals and to implement fair policies that allow them to operate responsibly in our community.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Support for Short-Term Rentals
Date: Thursday, September 4, 2025 10:58:13 AM

To whom it may concern,

I'm writing to voice my support for allowing short-term rental properties in our community.

Short-term rentals provide important income for homeowners, boost local businesses, and support tourism. With fair regulations—such as occupancy limits, noise rules, and registration requirements—they can operate responsibly without disrupting neighborhoods. Not to mention, they provide a comfortable, safe place for my family to stay when visiting the area and me.

Instead of restricting STRs entirely, I encourage balanced policies that protect community interests while respecting property rights.

Thank you for your time and consideration.

Sincerely,

[REDACTED]
NRH Resident

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: Short-term Rentals in NRH
Date: Thursday, September 4, 2025 11:13:16 AM

To Whom It May Concern:

My wife and I have proudly lived in HomeTown East for the past six years, having moved here from separate Hurst neighborhoods. We selected this neighborhood for its thoughtful design, strong community character, and quiet, family-focused environment. Before purchasing, we carefully reviewed the HOA's governing documents—especially the leasing and rental restrictions—and were reassured by the explicit limitations on both short- and long-term rentals. These safeguards were instrumental in our decision to invest in HomeTown East.

Since moving in, however, we have observed several single-family homes—and a greater number of townhomes—being rented out, including at least one operating as a short-term rental (STR) via Airbnb. This is alarming, especially given the previous HOA management's failure to enforce existing restrictions. We are optimistic that our new HOA management company will uphold and enforce these rules as intended.

We were particularly concerned to learn that the City of North Richland Hills is reviewing short-term rental policy as part of updates to its comprehensive land use plan. At the March 24, 2025 city council meeting, STRs and how zoning should address them were key points of discussion, especially in light of a recent Fort Worth court ruling on STRs that might influence NRH policy [CitizenPortal](#).

Moreover, in a September 23, 2024 meeting, the council debated implementing STR registration and enforcement mechanisms—such as requiring a local point of contact, similar to what some municipalities require for hotels—primarily to address issues like noise, party disturbances, and neighborhood disruption [CitizenPortal](#).

At the same time, the City recently enacted **Ordinance 3912** (effective June 23, 2025), mandating annual registration and safety inspections for all single-family, duplex, townhome, and townhouse rentals—including those not owner-occupied—though the current regulations generally apply to **long-term rentals**, not necessarily STRs [North Richland Hills Code 360](#).

Why STRs Conflict with HomeTown East's Character & City Goals

- **Community Stability & Safety**

HomeTown East is a densely laid-out, family-oriented neighborhood adjacent to

schools and parks—not a tourist zone. STR tenants typically lack long-term investment in the community, raising risks related to noise, turnover, and insufficient familiarity with HOA norms.

- **Policy Intent & Local Considerations**

The city’s evolving approach—considering STR oversight within its land use update and exploring registration models—makes it clear that thoughtful restrictions are under serious deliberation. Our objective is to ensure HomeTown East is explicitly excluded from permissive STR policies.

- **Existing Long-Term Rental Framework**

While the city’s current rental regulation framework (Ordinance 3912) covers long-term rentals, STR-specific policy remains unresolved. There’s a real opportunity to advocate for STR exclusion in neighborhoods like ours before policy closes the door.

- **Preservation of Neighborhood Values**

Allowing STRs would undermine the very factors that drew us—and many others—to HomeTown East: consistent occupancy, quiet streets, and neighbor accountability. Nearby hotel options already provide suitable short-term lodging alternatives for visitors.

Our Request

Given the city’s current policy discussions, we respectfully urge the following measures:

1. **Exempt HomeTown East and similar residential neighborhoods from STR allowances** within the new comprehensive land use plan.
2. **Extend the existing rental registration and inspection regime** (Ordinance 3912) to include STRs, ensuring they meet safety standards and face penalties for noncompliance—just as long-term rentals do.
3. **Establish a mandatory local contact requirement** for STR operations, so nearby residents have a responsive party to address concerns—akin to what was discussed at the council’s September 2024 meeting [CitizenPortal](#).

By proactively clarifying STR policies and preserving the residential-focused character of

HomeTown East, the city can avoid disruptive trends and reinforce community integrity. We strongly and unequivocally oppose the operation of STRs in HomeTown East and ask that our concerns be included in the city's upcoming deliberations and public survey efforts.

Respectfully,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Hometown Owner Against STR
Date: Thursday, September 4, 2025 11:13:09 AM

Hello,

I am a long term resident of hometown, we're in our second home here in hometown as we grow our family. We absolutely love hometown [REDACTED]

My husband [REDACTED] and I are adamantly against short term rentals in Hometown. our streets are already crowded. Many of the areas in question don't have the ability to offer good driveway parking and it will just crowd out streets and allow for more investors into our neighborhood which we do not want.

Please vote no for allowing short term rentals in Hometown. I am okay with the other areas mention, but not Hometown.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals
Date: Thursday, September 4, 2025 11:49:31 AM

I live in Hometown West and am very much opposed to short term rentals in our neighborhood. I moved here 4 years ago and have enjoyed our quiet little neighborhood.

Would love for it to stay that way, and I feel that allowing visitors on short term who do not care about our neighborhood, would would only invade on our privacy!

I live North Richland Hills. Seems that the City has the best interest of the citizens in mind!

[REDACTED]

[Sent from Yahoo Mail for iPad](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR Ban
Date: Thursday, September 4, 2025 11:59:54 AM

Hello,

My name is [REDACTED]. My husband and I purchased an Airbnb here in North Richland Hills in July after having some financial stress from helping our parents out of a difficult time, and my infant having a week long ICU stay which was only partially covered by insurance. This property has given us a tiny bit of hope for rebuilding our savings.

While we have only been operating for just under 2 months, we have already received twelve 5 star reviews from guests. They have complimented us on things such as our crystal clear pool, spotless interior, immediate response times and convenient location.

Although I do live 45 minutes away, I make it top priority to respond to my guests as quickly as possible- almost always within 5 minutes or less. The few times we've had a guest concerned about something, I had someone out to the house to fix it within the hour.

We do not condone parties or an excessive amount of people staying in the house. We thoroughly communicate to the guests about the trash days, noise regulations, no parties and do everything in our power to screen the guests coming in to make sure they won't be a nuisance to the neighborhood.

I would like to urge the council to please reconsider a ban on short term rentals in residential neighborhoods. We understand there may be a few bad apples, but why do we need to start with an outright ban? It seems like some reasonable rules and regulation is a much better way to move forward. A ban would only cause bad apples to continue operating illegally while the law abiding operators consider pursuing the city for taking away their rights as home owners.

Thank you for your consideration,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: Oppose STRs in Residential Neighborhood
Date: Thursday, September 4, 2025 12:34:40 PM

To Whom It May Concern:

My wife and I have lived in HomeTown East for three years. We moved here from Fort Worth because we were drawn to the neighborhood's thoughtful design, strong community aesthetic, and quiet residential character. We were excited about the small neighborhood community that is in HomeTown East.

Since moving in, we've unfortunately discovered that several single-family homes—and an even greater number of townhomes—are being rented. While most appear to be long-term leases, we are aware of at least one short-term rental operating as an Airbnb. Although we are concerned about this trend, we remain hopeful that our new HOA management company will more effectively enforce the existing restrictions, which the previous management failed to do.

We were very dismayed to learn that the City of North Richland Hills is considering new regulations that may allow short-term rentals (STRs) in our neighborhood. HomeTown East is a medium-to-high-density residential community where neighbors live in close proximity. This makes it especially important that everyone who resides here understands and follows community rules, maintains their properties, and contributes to the stability and value of the neighborhood. STR tenants, by nature, lack a long-term stake in the community and are often unfamiliar with HOA rules or neighborhood expectations. This can lead to disruptive behavior, increased turnover, and reduced oversight.

HomeTown East is a family-oriented community, located near schools and parks. STRs are incompatible with the residential nature of our neighborhood and have no place near an elementary school. For visitors to the area, there are ample hotel accommodations nearby.

While we cannot speak for other neighborhoods in North Richland Hills, we strongly and unequivocally oppose the operation of STRs in HomeTown East.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: PLEASE, No short-term rentals.
Date: Thursday, September 4, 2025 1:05:16 PM

Hometown has families, children, a safe place to walk and visit neighbors, near schools.

Short-term rentals will bring profits for owners (corporations, etc) but potential problems (loud parties, destruction of property, unruly traffic,).

It's hard to believe HOA would allow short term leasing when home owners get a warning for not mulching around shrubs.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals In Home Town East
Date: Thursday, September 4, 2025 1:06:40 PM

Hello,

I am writing in opposition of the proposed STR permit in Home Town. We are a group of full time residents who live here for the sense of community that Home Town offers. Our children attend the elementary school and play at the parks. We have social gatherings, book clubs, recipe shares, and walking groups. Home Town is not a tourist destination. It is a community shared by the people who make it an exceptional place to live.

I purchased in Home Town because my previous home in NRH was next to an Airbnb. There were nonstop parties, cars everywhere, and the police were called twice due to domestic disputes. As a single mom, I became frightened to live there.

The proposed zoning is not only outdated, it is reckless. You are using a map from 2015. The neighborhood has significantly changed since then but what hasn't changed is allowing STR's next to an elementary school. Airbnb does not require background checks. Why would you risk that next to a school?

I am asking that you please remove Home Town from this proposal. Home Town is a very special neighborhood. It is not a tourist destination. Thank you for your consideration.

[REDACTED]
Resident of Home Town East

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR Opposition Letter
Date: Thursday, September 4, 2025 1:41:01 PM

I am writing to express my strong opposition to increasing the availability of short-term rentals (STRs) in our community, particularly regarding the zoning boundaries that include HomeTown SFH, Townhomes and apartments.

While I understand the desire for economic opportunity, the unchecked growth of STRs is detrimental to the long-term health of our residential neighborhood. The commercialization of homes designated for residential use transforms our community into a transient commercial zone, eroding the stability and sense of community that residents value.

The negative impacts include:

Reduced Housing Affordability:

STRs take long-term rental properties off the market, making it harder for local residents and families to find and afford housing.

Community Character:

A constant influx of short-term guests diminishes meaningful neighborhood connections and replaces residents who become part of the local social fabric.

Disruption to Neighbors:

STRs can lead to increased noise, traffic, and parking issues, negatively impacting the daily lives of homeowners and permanent residents.

Lack of Investment in the Community:

STRs primarily serve the financial interests of outside investors, rather than fostering the deep, local investment in the community that makes a place thrive.

I urge the community leaders to consider the long-term consequences and to prioritize the preservation of our community's residential

character. Instead of allowing unrestricted commercialization of homes, please consider:

Implementing strict regulations and licensing requirements: for any allowed short-term rentals.

Limiting the number of STRs: within residential areas to protect the existing character of our neighborhoods.

Thank you for your time and consideration of these important concerns. I hope you will act to protect the residential integrity of our neighborhood for current and future residents.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: Opposition to Short-Term Rentals in North Richland Hills
Date: Thursday, September 4, 2025 1:44:37 PM

Dear Mayor/City Council Member/Planning & Zoning Commission,

I am writing to respectfully express my opposition to the approval of short-term rentals in North Richland Hills. While I understand the potential economic appeal, I believe the negative consequences to our community far outweigh any short-term benefits.

Short-term rentals fundamentally change the character of residential neighborhoods. Instead of stable, long-term neighbors who invest in the community, we risk frequent turnover of unfamiliar visitors. This often brings increased traffic, noise, parking congestion, and safety concerns—issues that directly undermine the quiet, family-friendly environment that makes North Richland Hills such a desirable place to live.

Furthermore, allowing short-term rentals can drive up housing costs and reduce the availability of homes for families who want to put down roots here. Many nearby cities have struggled with this issue, and I believe North Richland Hills should prioritize preserving affordable housing and neighborhood stability over accommodating transient rental operations.

Our city has worked hard to build a safe, welcoming, and family-oriented community. Short-term rentals would erode that progress. I urge you to vote against approving short-term rentals and instead continue policies that protect the integrity, safety, and long-term well-being of North Richland Hills.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to Short-Term Rentals in Hometown
Date: Thursday, September 4, 2025 1:54:21 PM

Dear Council Members,

I am writing to express my strong opposition to the proposal allowing short-term rentals in our neighborhood. As a long-time resident of Hometown, I have witnessed firsthand the unique charm and close-knit nature that defines our community. This is not just a collection of houses—it is a place where neighbors know each other by name, children play safely in front yards, and families gather for block parties and seasonal events. Introducing short-term rentals threatens to undermine the very fabric of what makes Hometown special.

Short-term rentals bring with them a transient population that lacks the investment in our community's well-being. The revolving door of unfamiliar faces erodes the sense of trust and safety we've built over the years. Residents will no longer feel comfortable, as the predictability and familiarity of our neighborhood will be replaced by uncertainty.

Moreover, the areas already marked for short-term rental consideration are adjacent to the ice rink (NyTex), which regularly draws large crowds for hockey games and events. These gatherings already strain local infrastructure and create noise and congestion. Allowing short-term rentals in these zones would only amplify the disruption—imagine the post-game party atmosphere spilling over into a residential home next door. This is not the kind of environment we want to foster in a family-oriented neighborhood.

There are also serious concerns about property values. Studies and anecdotal evidence from other communities suggest that the presence of short-term rentals can lead to decreased home values, increased complaints, and a rise in nuisance issues. Homeowners who have invested in this community deserve to have their property protected—not devalued by commercial interests.

I urge you to consider the long-term impact of this proposal. Hometown is not just a place on a map—it is a community built on relationships, stability, and shared values. Short-term rentals may offer economic benefits to a few, but they come at the cost of the peace, safety, and cohesion that the rest of us cherish.

Please vote against allowing short-term rentals in our neighborhood. Let's preserve the integrity of Hometown and continue to prioritize the needs of its residents.

Sincerely,

[REDACTED]

Concerned Hometown East Resident

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Zoning meeting
Date: Thursday, September 4, 2025 2:02:22 PM

We received this notice and will not be attending due to family commitments however, we as home owners [REDACTED] DO NOT endorse this STR proposal. We moved to Hometown because of its stability in homeownership and pride in the neighborhood. We have seen what can happen when liabilities are stretched by people who don't live here. There are enough hotels in the area. Thank you for including this communication to the Board minutes.

[REDACTED] owners

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Feedback on Proposed STR Zoning Ordinance – Request to Grandfather Existing, Permitted STR [REDACTED]
Date: Thursday, September 4, 2025 2:13:17 PM

Dear City of North Richland Hills Team,

Thank you for inviting stakeholder feedback on the proposed short-term rental (STR) zoning ordinance. I am the owner-operator of an STR at [REDACTED] [REDACTED] operating since February 2024 under a valid **Single-Family Rental (SFR) permit** issued for the purpose of short-term rental. We are fully compliant with the City’s rental-permit requirements.

Key facts & timeline

- **Pre-purchase due diligence:** Before acquiring the property, we spoke with City permitting staff and were advised there was **no STR ordinance** in place at the time and that we should apply for a **regular SFR permit and operate STR**.
- **Acquisition & investment:** Relying on that guidance, we **purchased** [REDACTED] **on September 26, 2024** and have invested **nearly \$1,000,000** in improvements to create a best-in-class STR one of its kind in the US.
- **Community-friendly design:** The home offers unique on-site recreation—**private tennis, pickleball, and basketball (NBA-standard backboards)**—plus a **golfing experience** (putting green, driving practice net, sand bunker). We operate with strong house rules, quiet hours, parking guidance, and safety equipment.

Concern

If the ordinance confines STRs to specific mapped zones, our existing, permitted STR would fall outside the zone and face a severe, unforeseen loss, despite our reliance on City guidance and our compliant permit.

Request

Please **grandfather** existing STRs with valid rental permits issued prior to adoption—including [REDACTED]—so they may continue operating outside a mapped STR zone **provided we meet all operating standards** in the new ordinance. If a general grandfather clause is not feasible, we respectfully request a **property-specific exemption** recognizing our reliance and investment.

We are prepared to **comply with every operational requirement** the City adopts (registration/renewal, local contact response time, occupancy and parking limits, noise controls, trash management, life-safety features/inspections, taxes/fees). I can

provide supporting documents (permit copy, proof of operation since Feb 2024, investment summary) and would welcome a meeting to discuss a compliance path.

Thank you for your consideration and for crafting a balanced ordinance that protects neighborhoods while recognizing good-actor operators who relied on City guidance.

Sincerely,

[REDACTED]

[REDACTED]



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Hearing for STR's
Date: Thursday, September 4, 2025 2:45:45 PM

Dear City Council,

I am in favor of the proposed rules and of not allowing any more STR's within our city. I actually have one across the street from me and do NOT enjoy the coming and going at all hours, them taking up all of the street parking or of the noise from the loud music.

Please pass the new rules and keep our city from becoming a place no one wants to live in.

Kind Regards,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Vote NO to short term rentals NRH!
Date: Thursday, September 4, 2025 3:02:05 PM

Hello,

It's my understanding there will be a meeting this evening to discuss short term rentals (i.e.: AirBnB) in NRH. I am vehemently opposed to this proposal for many reasons, but especially around the Hometown area. My sons (9 and 7) attend Walker Creek Elementary school In Hometown. Short term rentals have many negative consequences, including bringing unwanted visitors to the area that could be potentially dangerous to the community and young children alike. This is a very serious concern of mine with the area in question being directly adjacent to Walker Creek Elementary and the number of children living in Hometown. Other concerns of mine with allowing short term rentals include dropping property values, increases in things like trash & noise, and further complicating an already challenging parking situation in that area in and around Hometown.

North Richland Hills has been my home for over seven years and I would like to keep it a nicely kept community for primary residence only. I strongly urge a vote of "NO" to allowing short term rentals in our beautiful community of North Richland Hills.

Please feel free to reach out to me via email or my phone number below for further questions or input. Thank you!

Best Regards,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: Public Comment – Opposition to STRs in HomeTown West/East
Date: Thursday, September 4, 2025 3:07:10 PM

Hello,

My husband and I have lived in HomeTown since 2015.

We chose this neighborhood because of its family-focused design, quiet character, and community stability. We thought of our kids walking and riding bikes to schools and the library and we fell in love with the ambiance.

Even today, we love knowing that our kids have familiar faces on every street to practice their social skills with, and who add a layer of security as they ride their bikes or play outside.

This is the kind of neighborhood where grandmothers live down the street from their grandkids. Our neighbors look out for each other and care deeply for the general well-being of the community.

Short-term rentals (STRs) of any kind work directly against community-building and stability.

Even when homes are leased for the current HOA-approved 12 months, they often lack the same kind of commitment to our community that brings peace of mind and civic-mindedness. Understandably, the tenants aren't as invested.

STRs bring transient tenants who intentionally lack long-term commitment, often leading to noise, turnover, and even further reduced accountability. This undermines both HOA rules and neighborhood stability.

We know the City is considering new short-term rental regulations.

We respectfully ask that you:

- **Exclude HomeTown East and West from any permissive STR policy.**
- **Hold STRs to the same registration and inspection requirements as long-term rentals.**
- **Require a local contact for accountability.**
- **HomeTown is near schools and parks. It is not, nor should it be, a tourist area. STRs don't belong in our neighborhood.**

Thank you.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR's
Date: Thursday, September 4, 2025 3:48:07 PM

I am a resident of Hometown in NRH, but work for a neighboring city that has banned STR's. STR's have the potential to change the character of a neighborhood. I am opposed to STR's in any traditional neighborhood.

There is not enough staffing to monitor the parking and PD manpower should not be utilized for monitor noise complaints. If any STR's are permitted they should be rented for a minimum of 30 days.

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Statement Opposing Short-Term Rentals in Hometown
Date: Thursday, September 4, 2025 3:49:26 PM

I am deeply concerned that we are receiving notice of this hearing from our HOA on the very same day it is being held. This does not provide residents with fair time to prepare or participate in such an important matter.

Hometown is a highly valued and well-maintained community. The idea of allowing short-term rentals to infiltrate our neighborhood is unwarranted and harmful. Communities that have permitted short-term rentals have consistently experienced negative consequences: increased crime, parking problems, excessive noise, and disruption to the peace that homeowners work hard to preserve.

North Richland Hills already has more than enough apartment complexes and rental properties to meet the needs of individuals who require temporary housing. Short-term rentals do not add value to our community—they diminish it. If permitted, outside investment groups will inevitably buy up homes in Hometown and convert them into investment properties, reducing opportunities for true homeowners and weakening the sense of community that makes Hometown special.

It is no coincidence that this issue is being raised as the DFW area prepares to host an international, world-recognized soccer event. It is clear that short-term rentals are being pushed to take advantage of this, at the expense of residents.

For these reasons, I am strongly opposed to allowing any short-term rentals within Hometown. Please do not undermine the character, safety, and stability of our community by permitting them.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals
Date: Thursday, September 4, 2025 4:03:43 PM

As a resident of Hometown I oppose any short term rentals.

From [REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: No STR"s in Hometown East!!
Date: Thursday, September 4, 2025 4:05:47 PM
Attachments: [image001.png](#)

I am completely against STR's in Hometown East in North Richland Hills. There is already going to be an extended stay hotel. We don't need to invite anymore cars or activity into an already over crowded area. I oppose this!!!!



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to Proposed Short-Term Rental Zoning in Hometown East
Date: Thursday, September 4, 2025 12:35:43 PM

Dear Council Members,

I am writing as a resident of Hometown East to express my strong opposition to the proposed short-term rental zoning in our neighborhood. Our community is a quiet, family-oriented area with an active Homeowners Association and an elementary school at its heart.

Introducing STRs would significantly disrupt the safety, character, and stability that our families have worked hard to maintain. STRs often bring a high turnover of visitors unfamiliar with our community rules and expectations, increasing traffic, noise, and parking congestion. This is especially concerning given the number of children who walk or bike to school daily.

Our HOA was established to uphold standards that protect residents' quality of life, property values, and community bonds. Allowing commercial rentals would undermine those efforts and set a precedent that could harm the integrity of our neighborhood long term.

I urge the council to prioritize the wellbeing of families and children in Hometown East by rejecting this zoning change. Please preserve our neighborhood as a stable, residential environment rather than opening it up to transient, hotel-like use.

Thank you for your time and for considering the voices of the residents you represent.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Please Oppose Zoning Change in Hometown East
Date: Thursday, September 4, 2025 1:06:48 PM

Dear Council Members,

I'm writing as a resident of Hometown East to share my strong opposition to the proposed zoning change that would allow short-term rentals in our neighborhood.

When my family and I chose Hometown East, it was because of the sense of stability and community here. We know our neighbors, we look out for each other, and that's part of what makes this community special. If houses begin turning over to short-term rentals, that stability is at risk. The revolving door of unfamiliar people would take away from the trust and security we've built, especially for families with kids and older residents who count on knowing who lives around them.

There are also practical concerns. More traffic on our streets, parking headaches (there's very limited parking as it is), and late-night noise are real issues that other neighborhoods have faced when short-term rentals moved in. They may seem small on paper, but they add up quickly and can change the day-to-day experience of living here.

Property values are another factor. Buyers who are looking for a family neighborhood want to see long-term residents, not investment properties cycling through guests. If Hometown East gains a reputation for short-term rentals, it will negatively impact the long-term appeal of the community.

Most importantly, many of us purchased our homes here with the understanding that this was a residential neighborhood, not a commercial one. That expectation should be respected. If the city wants to expand opportunities for short-term rentals, the right place for them is in areas already set aside for business and lodging rather than in established neighborhoods like ours.

I hope you'll keep the families of Hometown East in mind when you vote on this proposal. Please help us preserve the character, safety, and peace of the neighborhood we've worked hard to build.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to STR in Hometown
Date: Thursday, September 4, 2025 1:26:31 PM

Dear NRH City Council,

I am writing as a resident of HomeTown to express my strong opposition to allowing short-term rental properties within our neighborhood.

Short-term rentals often change the character of residential communities in ways that negatively impact long-term residents. They can lead to:

- Increased traffic, noise, and parking congestion.
- Greater safety and security concerns with a constant turnover of unfamiliar visitors.
- Rising housing costs and reduced availability for families who want to live here long-term.
- Erosion of the sense of community that comes from knowing and trusting your neighbors.

Our neighborhood was built on the values of stability, safety, and a sense of belonging. Allowing short-term rentals undermines those values and prioritizes commercial interests over the well-being of residents.

I urge the city to protect the integrity of our neighborhood and maintain its character as a place for families and long-term residents—not as a marketplace for short-term, hotel-like operations.

Thank you for your attention to this important issue. I hope you will stand with residents and reject policies that permit short-term rentals in our community.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Please Vote NO on Short-Term Rentals in NRH
Date: Thursday, September 4, 2025 2:22:30 PM

Greetings,

[REDACTED] Home Town East neighborhood in NRH.

This is a hard NO on permitting short term rentals in North Richland Hills.

Speaking just for Home Town East, we have covenants in place to address rental property, with a minimum rental period of twelve months. (It's bad enough to allow any rentals, due to the lack of renter investment in the community).

First and foremost, short-term rental properties are going to devalue our property, because that's what they do. Home Town was developed for long-term continuity and community.

Anyway, are you familiar with Home Town East? Many driveways do not accommodate vehicle parking – mine among them. Allowing four vehicles per STR is not going to work, although I do concur with banning on-street parking – it's hard enough with these narrow streets.

Twelve people maximum? Recipe for disaster. For every business traveler there will be at least an equal number of party people. Our police department has better things to do than break up loud, obnoxious parties.

Great proposed rules to maintain the STR properties, but they will ultimately fall by the wayside. There will be plenty of landlords milking the system solely for profit, and totally not caring for the community.

Not to mention we have Walker Creek Elementary School right here in the middle of East, with many children walking to and from school. Will landlords be mandated to conduct criminal background checks on renters? (The height of the proposed Marriott hotel in Phase 7 was purposely limited to prevent any view of the school).

Had I any clue the city could trump our HOA regarding rental properties I would have spoken sooner. As it is, I am asking the Planning and Zoning Committee to deny the proposed Short-Term Rental approval. If nothing else, please remove all of Home Town East from consideration for approval.

Thank you, with regards.

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Short-term permits in downtown
Date: Tuesday, September 4, 2012 2:12:21 PM

As a 20+ year downtown owner and resident
I am opposed to short-term permits in downtown,
especially in the downtown business areas where on street parking by residents already makes the
streets difficult to use and in some
cases impedes emergency vehicles. Adding non-resident vehicles would exacerbate this already
existing problem.

I hope you will agree that the rights and concerns of residents outweighs the requests of speculators.
respectfully,
[REDACTED]

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: I vote NO to all STRs in NRH and here's why
Date: Thursday, September 4, 2025 3:17:53 PM

Dear city of NRH,

Thank you for building our city to support families, stability, and culture. As a resident of NRH for over 9 years, I have loved living here because of the family environment with neighborhoods built around schools and community parks. Short-term rentals (STRs) of any kind and in any part of North Richland Hills is a backwards movement. It does not attract the stable tenants that build community and make our city better.

Owners of STR's lack the attention and care for their properties that would build NRH up. We want home owners who take pride in their home investment and seek to build up commerce and community in our city by living here and being a part. This is just not true of STR owners and renters. Allowing STRs in our neighborhoods diminishes property value and ultimately hurts our city. I do not want to live next to an STR house.

We know that you are considering new short-term rentals and regulations in NRH.

We respectfully ask that you:

1. Do not allow for ANY new STR. Especially in established neighborhoods that are around schools and parks.
2. Hold established Short Term Rentals to the same regulations and inspections requirements as long-term rentals.
3. Require a local contact for accountability.
4. Do not make our home a tourist area. We live here for the quiet family oriented life. I do not want to live in a tourist attraction.

Thank you,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: Short Term Rentals
Date: Thursday, September 4, 2025 3:56:39 PM

North Richland Hills Planning & Zoning Commission
4301 City Point Drive
North Richland Hills, TX 76180

Re: Opposition to Short-Term Rentals in Residential Neighborhoods

Dear Commissioners,

I am writing to strongly oppose any zoning changes or approvals that would allow short-term rentals in the HomeTown neighborhood. North Richland Hills is a family-centered community, and permitting these commercial lodging businesses in residential areas directly undermines the stability, safety, and integrity of our neighborhoods.

Short-term rentals bring a constant turnover of visitors, creating noise, traffic, and parking problems. They erode the sense of community we value, replacing long-term neighbors with transient guests. This revolving-door environment jeopardizes neighborhood safety and discourages families from choosing to live here.

Property values are also at risk. Potential homebuyers are less likely to purchase next to a property being used as a hotel. Meanwhile, city services—including police, fire, and code enforcement—are put under greater strain to address issues that arise from these rentals.

Residential zoning was designed to protect homeowners and families, not to accommodate businesses. Allowing STRs in our neighborhood would set a harmful precedent and negatively impact the quality of life for residents.

I respectfully urge the Planning & Zoning Commission to protect our neighborhoods by rejecting short-term rentals in residentially zoned areas. Please stand with the residents you represent and preserve the character and safety of our community.

Thank you for your time and for considering the voices of the families who live here.

Sincerely,

[REDACTED]

[REDACTED]

North Richland Hills

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Please don't allow
Date: Thursday, September 4, 2025 4:22:10 PM

Please do not allow short term rentals in the Hometown neighborhood!

I am a police officer in another jurisdiction and I know firsthand what trouble follows short term rentals. I am a resident of hometown.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Fw: Message from Home Town North Richland Hills Residential Association, Inc. - Important Home Town NRH West Information - XN13033104 Do Not Reply - [#XN13033104]
Date: Thursday, September 4, 2025 5:05:16 PM

NRH Planning and Zoning Committee,

There are not enough identifiers on this map to clearly understand which areas are highlighted. It appears that we are located in an area shaded in red; however, the boundary of Hometown then seems to include parts of the Fountain Ridge neighborhood to the south which is not Hometown. The map needs to clearly identify the areas that will be potentially impacted.

We want to go on record that we are strongly opposed to STRs in the Hometown neighborhood. We do not want the traffic, the noise or the parking issues that come from these types of rentals. This is a quiet, established neighborhood and it should stay that way. Regulations do not prevent problems.

[REDACTED]
[REDACTED]

Hometown West

From: No Reply <noreply@nmitx.com>
Sent: Thursday, September 4, 2025 1:29 PM
To: [REDACTED]
Subject: Message from Home Town North Richland Hills Residential Association, Inc. - Important Home Town NRH West Information - XN13033104 Do Not Reply - [#XN13033104]

Please do not reply to this message.

HomeTown NRH Home Owners,

There will be a public hearing TONIGHT (Sept 4th) at 7pm on proposed regulations for Short-Term Rentals (STRs) at the Planning and Zoning Committee meeting, to be held at the City Council Chamber at City Hall, 4301 City Point Drive.

Based on preliminary information, it appears that several areas within HomeTown West may be included in zones that will allow STRs (<https://www.nrhtx.com/CivicAlerts.aspx?AID=1244>)

Any colored area on the map is an area that would allow for short term rentals if this passes.

If you have any concerns or opinions about STRs being allowed anywhere in HomeTown, now is the time to be heard! Please attend the meeting tonight and/or write to rentals@nrhtx.com today or as soon as possible.

Thank you

This is an unmonitored email account, please do not respond.

Sincerely,

Home Town North Richland Hills Residential Association, Inc.

Email - [REDACTED]



Virus-free www.avg.com

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR in Home Town East
Date: Thursday, September 4, 2025 5:31:23 PM

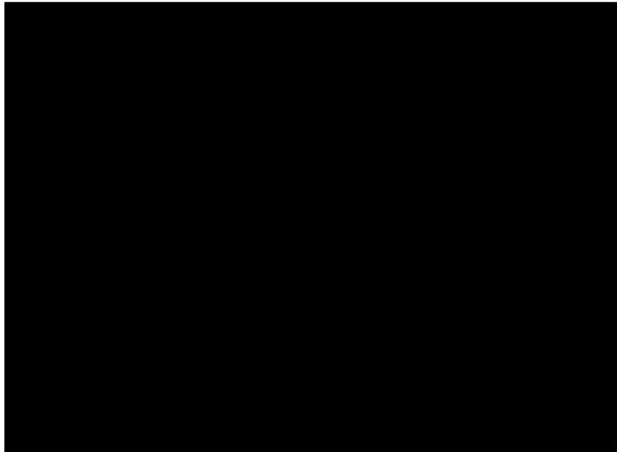
We are new residents in Home Town East and we are emphatically against Short Term Rentals. They encourage crime, unkept properties, and lower property values. Home Town has maintained its popularity and value up to now, but STR would be a negative for future home sales. There are presently plenty of Apartment type residences where people can do rentals without affecting home owners!

[REDACTED]
Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: Short Term Rentals
Date: Thursday, September 4, 2025 5:32:05 PM

I am writing to urge you NOT to allow short term rentals in Hometown NRH. We have lived here for the last 13 years and have enjoyed the community here. We have invested heavily in our home and plan on staying for years to come. It is a very safe neighborhood with so many retirees and families living here. We moved here from the Arlington Heights neighborhood of Fort Worth which we resided for 17 years. We experienced short term rentals during Rodeo season there and the crime shot up for our neighborhood every year. It brings noise issues, trash issues, parking issues(which is already a NIGHTMARE in Hometown), fights(short term means parties) and other disturbances. Hometown is a FAMILY neighborhood. There is NO reason we need to turn it into a place for short term rentals. I know the World Cup is coming, so I'm sure this is driving the urgency for this to pass. We have so many children in the neighborhood with the elementary school, NRH2O and Peppa the Pig. This poses a danger to them as well. PLEASE do not consider short term rentals for our area.

Thank you,



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: AGAINST - Hometown Short Term Rentals
Date: Thursday, September 4, 2025 5:37:57 PM

September 4, 2025

To whom it may concern,

[REDACTED] proud homeowners in Hometown. We have lived in North Richland Hills for over two years and have developed a deep appreciation for our neighborhood and its community. We know our neighbors. We love our community.

Prior to moving to Hometown, we spent several years in the Mueller neighborhood of Austin, Texas. The atmosphere and character of Mueller closely resemble those of Hometown, allowing us to draw meaningful comparisons between the two areas.

During our time in Austin, we witnessed a sharp increase in property values throughout Mueller. This growth was driven by market trends and the area's rising popularity. Many outside investors purchased homes for cash and transformed them into short-term rental properties, taking advantage of Austin's status as a sought-after destination making Mueller unaffordable.

Hometown was not designed for short term rentals.

It is important to note that Hometown is already zoned for a hotel intended to accommodate visitors to North Richland Hills. To our understanding, the necessary approvals have been secured, and this project could begin at any time.

Based on our experience and longstanding connection to Hometown, we do not support the current proposal to permit short-term rentals in our neighborhood.

Regards,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short-Term Rentals Proposal
Date: Thursday, September 4, 2025 5:41:17 PM

I am adamantly opposed to any districting proposal that allows for short-term rentals in NRH.

[REDACTED]

From: [REDACTED]
To: [Planning](#)
Subject: Short-Term Rentals Proposal
Date: Thursday, September 4, 2025 5:47:49 PM

I am adamantly opposed to any districting proposal that allows for short-term rentals in NRH.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: NO short term rentals in Hometown East
Date: Thursday, September 4, 2025 6:20:29 PM

Good evening, Council Members. My wife and I live in Home Town East. We chose this neighborhood because of its family-focused design, quiet character, and HOA restrictions on rentals.

Since moving in, we've seen multiple homes leased, including at least one short-term rental through Airbnb. STRs bring transient tenants who lack long-term commitment, often leading to noise, turnover, and reduced accountability. This undermines both HOA rules and neighborhood stability.

We know the City is considering new short-term rental regulations. We respectfully ask that you:

Exclude HomeTown East from any permissive STR policy.

Hold STRs to the same registration and inspection requirements as long-term rentals.

Require a local contact for accountability.

HomeTown East is near schools and parks—not a tourist area. STRs don't belong in our neighborhood.

Thanks,
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR REGULATION
Date: Thursday, September 4, 2025 6:21:08 PM

To introduce myself I own a Short term rental home in North Richland Hills, TX. I am a Christian, a husband, father of two, a plumber, a republican, a proud American and Texan. Me and my wonderful wife Jasmine run a licensed in home daycare out of our house in Ovilla.

The proposed regulation and zoning ban on NRH STRs aims to tell me what I can do with property I rightfully own. I find this to be a gross overstep by the local government.

Despite learning that in NRH we are represented by Republicans at every level of the political order. Hallelujah.

I am intentionally not a libertarian because I think there are more instances where regulation is necessary, but I do believe this is infringement on my property rights and my pursuit of the American dream.

I come from a poor family, and growing up we lived in our van at times on the road. From working 3 jobs to remodeling our first house, me and my wife have worked very hard to rise into the middle class.

And I intend to be a good steward of the money we have been blessed to earn. And Naturally as a tradesman, I am most comfortable investing in what I know- homes.

Our property is nice and we work hard to keep it that way and have even more improvements planned. Our guests love it and rate us five stars.

I would hate to learn that our neighbors are annoyed by our tenants. But it is our property and we have the right to rent it out. For 29 days or 31 days it should not matter it is my property.

That right still exists if I bought another property.

We pay taxes and We do not intend to be a nuisance at all and obviously want tenants that will take care of the home.

We do not allow parties or large groups.

We support local business and tourism and

strive to provide a safe and relaxing place for families to stay when a hotel is not the best option.

Me and my family always stay at an Airbnb instead of a hotel. Long term rental rates are not high enough to support our cost on this house. We bought it as a short term rental and that is the only option for us. Me and my wife are talking to many other STR owners who do not feel represented by the direction the NRH city council seems to be moving quickly in an adversarial manner against short term rental owners.

I've been told I'm an old soul and my views are very traditional. I imagine a home owner in an

early America trying to carve out his own American dream by turning his home into a place for people to rent out rooms to stay in. They'd call it an Inn or lodge, maybe even a bed in breakfast. It would've been their home, made into a business. This is not a new thing. No there is nothing new under the sun.

That current short term rentals are likely going to be grandfathered in is a no brainer. Frankly, it is ridiculous that I even am standing up here trying to defend my right to do what I want with this property as if the burden of proof is on me to justify why I should be able to have this business. The burden is on the city to justify why it is so necessary to restrict our rights. Why we should not be able to use our property how we want even if it happens to be in a residential zone outside of certain lines the city has drawn.

This regulation differs from my plumbing code book where gas code and water and sewer sanitary codes protect the safety and health of a community.

It differs from a law that says no smoking inside a public building, where everyone else would have to breathe in the smoke or leave.

This is even different from a hotel, where there are different safety concerns due to building and utility sizes, fire codes and evacuation speed. There are not multiple families. And we are not corporations or large businesses. We are primarily, homeowners and small businesses owners. Small time investors and beginning entrepreneurs. I believe most of us are very close to the business and know our properties like you know your own house, maybe even better. Going forward I will know all of your codes pertaining to STR as well. A corporation has a distance from their hotel. The staff is expected to be more intimately acquainted with the building. But I promise a hotel manager does not know and care for a hotel the way we do with these houses, it's a different scale and a different level of investment and personal liability. It's not just an income source or a job. It is my family's future financial success. It is a retirement plan. It's one house we carefully designed down to the hand towels and the board games. We know the quirks of the house and we know the area.

While my government may tell me that if I install a pool it must meet certain codes, they should not be able to tell me I cannot install a pool.

If I want to park my car on the street like all my neighbors can, the government may tell me the car must be operable and registered and not leaking fluids on the street, the they should not be able to tell me I cannot have cars parked on the street I pay taxes for just like my neighbors.

If I want to convert my garage for another purpose, the city may tell me it must meet the same code requirements of any other room, but the government should not be able to mandate that I then have covered parking installed in the driveway.

We are not trying to turn our single level home into the only three story house in the neighborhood.

We are not trying to run a restaurant or retail business out of the home. We are not trying to turn the home into a concert venue.

We do not intend for the activities going on inside or around the home to be any different from those of our neighbors or our own daily life if we were to reside in the house. The only

difference will be that the people come and go away. Other than that, my rental home should appear like that of any of my neighbors. People will come and go from the house. They will eat sleep and play there. they may swim in the pool and their kids may play in the yard. My guest may want to play music not to exceed the noise ordinance the same as my neighbors abide by.

My guests may have family that lives nearby and they may want to come over and swim at our pool and that is fine just as my neighbors may have guests over to their own home. However, I do not allow parties at our rental, which differs from my neighbors who all may throw parties at their house. I would still argue that I should have the same right to throw any kind of party at my rental house that my neighbor would at their house still abiding by the same local ordinance. The fact that we won't, is just to emphasize that most short term rentals actually desire to operate in a manner that is self restrained from how a long term rental or full time resident might run their house.

The Short term rental business is not a lenient one. There is little forgiveness in the market and reviews are in a way worth more than money. We do not have the luxury of building a relationship with our tenants over the course of a year. We have to be our very best every time. The yard must always be perfect, the house needs to be impeccably clean.

And unlike a house flipper, we cannot afford to put a pretty finish over the home like lipstick on a pig. If we do not actually do quality work, the utilities hidden inside the walls will become a problem down the road. A worn appliance may break down during any 4 night stay. It doesn't matter if it's been perfect all year and then broke during this one visit- that is your bad review and that guest may not have any grace or understanding. So we do our best to stay above and beyond these potential issues. No one treats their home to this standard.

Lastly the government may require that I indefinitely pay a tax just to own my property even after the property is paid off, so that I will never own my land free and clear of the government's ability to take it.

Furthermore the government will Tax me again and again and again from every direction I look even when I try and break out of this rat race by taking a risk, and starting a business that will serve others and benefit the community. Even then, the city may demand 7% of my profit that would not exist if I did not take the risk. And we say it's just the standard status quo that all the cities implement for STR owners to pay the city their rightful tax so that you can restrict us.

To be clear, the city has no inherent right to the money I produce through business, the way I have inalienable rights. But my Lord said "give to Caesar what is Caesar's" and so I do.

I encourage our elected officials to view the money collected by the taxman like a gift from the citizens you serve as I receive every breath I take as a gift from God whom I serve. It is easy to forget and take for granted cause we breathe without thinking and government collects Tax like breathing.

The point is, you've already gone too far in many instances. Stay your hand and take a moment to restrain yourself before placing these restrictions on some of your most productive and ambitious citizens.

Again please help me and all the other Texans who own STRs as part of their plan for

financial success bring this issue to the forefront to move limited regulation in a free and constitutional direction that would make our forefathers proud and set an example for Texas rental law.

Thank you for your time and God Bless.

Sincerely

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Last thought
Date: Thursday, September 4, 2025 6:25:51 PM

Since short term rentals devalue surrounding properties I don't understand why this proposal that has such a negative impact on current homeowners has even gotten this far.

Surely there are no benefits to our neighborhood, only to absentee landlords.

I hope you will make your decisions based on what is best for our community.

Respectfully ,

[REDACTED]

NRH Hometown

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: NRH Hometown East Zoning STRs
Date: Thursday, September 4, 2025 6:29:29 PM

Dear Zoning Committee,

I am a parent who is highly discouraged of having yet another pass of making this neighborhood a tourist rental destination. This is a small family oriented neighborhood and one centered around a elementary school. Yet, this purposed zoning change would mean anyone could have temporary residence next to school grounds. The zones shown are not more than 500 feet away from the edge of the school grounds.

This location is not next to any major attraction, not off a highway, not next to a state park, or anything relating to tourists or vacationing. There are small parks for children, baseball fields, biking / walking trails, a local library, rec center, retirement center, city water park, and High School all right next to each other. All of these places have kids and do not even pertain to tourism, but rather foster a family community. This is why when they designed the community they called it Home Town. It's a small community with only three roads to get into tucked away from all major roads. This means the people who come thru here are usually residents.

My vote on this issue would be a strong no. You can find better suited zoning closer to areas that near major highways, business, other corporate lodging, and attractions.

A concered resident and parent,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to STRs in HomeTown East
Date: Thursday, September 4, 2025 6:29:51 PM

Good evening, Council Members.

My husband and I have lived in HomeTown East for 3 years. We moved here with our two young children to capture the true neighborhood feel. Hometown has a family-focused design, quiet character, and HOA restrictions on rentals.

STRs bring transient tenants who lack long-term commitment, often leading to noise, turnover, and reduced accountability. This undermines both HOA rules and neighborhood stability.

We know the City is considering new short-term rental regulations. We respectfully ask that you:

- Exclude HomeTown East from any permissive STR policy.
- Hold STRs to the same registration and inspection requirements as long-term rentals.
- Require a local contact for accountability.

HomeTown East is near schools and park. STRs don't belong in our neighborhood.

Thank you,
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [REDACTED]
Subject: NRH Short Term Rental Rezoning- HomeTown
Date: Thursday, September 4, 2025 6:38:54 PM

Hello,

I'm writing you to oppose the STR rezoning for HomeTown neighborhood. Considering the obvious reasons of transient uptick and downgrade to the neighborhood, I'd like to add the fact we will have a hotel built by the NRH Library which will bring in more traffic to the neighborhood. Therefore increasing our safety concerns. In closing, I do not agree nor want my neighborhood (HomeTown) to be rezoned for Short Term Rentals. Thanks for your time. Be blessed.

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rental
Date: Thursday, September 4, 2025 6:55:56 PM

I am 100% against short term rentals. Neighborhoods are made up of homeowners not renters. it's not good for the community.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Oppose STR in Hometown East
Date: Thursday, September 4, 2025 7:55:39 PM

I have lived in Hometown East for a little over 3 years.
Looking at the map, my home is in the middle where STR would be approved.
Our neighborhood is near schools, walking trails and parks. Not a tourist area!
I respectfully ask that you not consider
Hometown East.

Thank you.

[REDACTED]

[Sent from the all new AOL app for iOS](#)

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to Short-Term Rentals in HomeTown East
Date: Thursday, September 4, 2025 9:34:35 PM

Dear Planning and Zoning Committee,

I am writing to express my strong opposition to allowing Short-Term Rentals (STRs) in HomeTown East.

Our neighborhood is a residential community built on stability, safety, and connection among neighbors. Allowing transient rentals such as Airbnb or VRBO would disrupt this environment and undermine the sense of security that families, children, and long-term residents rely on. With a school and park at the center of our community, HomeTown East should remain a safe and family-focused neighborhood, not a rental destination.

Short-Term Rentals often bring increased traffic, parking issues, noise, and a lack of accountability from non-resident property owners. They can also negatively impact property values and the overall character of our neighborhood. Most importantly, they introduce constant turnover of unfamiliar visitors, which compromises the safety and peace of mind of residents—especially families with young children.

HomeTown East is not a tourist destination. It is a neighborhood where people live, raise families, and build lasting community ties. I urge you to preserve the integrity of our community by prohibiting STRs in HomeTown East.

Thank you for considering my concerns and for your commitment to protecting the character and safety of our neighborhoods.

Sincerely,

[REDACTED]



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to Short-Term Rentals in HomeTown East
Date: Friday, September 5, 2025 4:18:21 AM

To Whom It May Concern,

[REDACTED], residents of HomeTown East [REDACTED]
[REDACTED]

We are currently traveling internationally, were unaware of the meeting on September 4 and unable to attend the public hearing.

Aware of it today September 5 at 2 am CST, we are writing to make sure our voices are heard and strongly urge the City of North Richland Hills to refuse the proposition to allow short-term rentals (STRs) in our neighborhood.

HomeTown East was intentionally designed as a family-oriented residential community, with a school and park at its center.

The presence of short-term rentals such as Airbnbs and VRBOs directly undermines the safety, stability, and character of our neighborhood. STRs are better suited for tourist destinations and commercial areas - not quiet residential neighborhoods where families are raising children.

Outside of HomeTown the city already has excessive plans to house visitors with local hotels right down the street. There are plenty of apartments which can offer short term leasing.

This place is special because of the people who live here knowing each other. The precious value of our neighborhood will be lost if instead we have a rotating group of strangers.

Allowing STRs in HomeTown poses several serious concerns:

1. Safety & Security - With transient visitors frequently coming and going, it becomes difficult to ensure neighborhood safety. Residents will not know

who is living next door from week to week, creating an unnecessary security risk.

2. School & Park Proximity - Our community has a school and central park where children walk, play, and gather daily. Short-term rentals increase the likelihood of strangers in close proximity to these sensitive areas, which is inappropriate and potentially dangerous.

3. Cleanliness & Shared Responsibility - We already have challenges keeping the neighborhood clean, as many pet owners do not pick up after themselves and others leave trash on the main walkway.

People who do not feel they “own” or are a part of this neighborhood often do not take care of its public spaces.

Inviting more strangers will increase this deterioration - hurting everyone and increasing cleanup costs for the neighborhood while only benefiting the homeowners renting their properties as STRs.

Even if STR income were taxed to provide additional care, it would not prevent the long-term negative impact of strangers who have no lasting commitment to the beauty and upkeep of our shared space.

4. Neighborhood Character & Property Values - STRs disrupt the sense of community that long-term residents have built. They often bring noise, parking congestion, and higher traffic. Over time, this can reduce property values and discourage families from moving here.

The special sense of community and shared activities that make this place precious requires involved and committed neighbors. Replacing owners with investors will mean the loss of these involved and concerned citizens and the specialness of our neighborhood.

5. Not a Tourist Destination - HomeTown is not designed nor intended to be a vacation hub. It is a residential neighborhood meant to be a special community, and its zoning should continue to reflect that.

6. Congested Streets - Hometown is already lacking in parking spaces for current residents due to the high density housings (apartments, townhomes, garden homes). STR rules that allow 4 vehicles per booking would significantly impact the parking situation making our charming streets look like a parking lot and creating traffic.

For these reasons, we strongly request that you exclude HomeTown East from any zones that permit STRs. Please prioritize the well-being and safety of the families who live here and preserve the community environment we have worked hard to maintain.

Thank you for your serious consideration.

Respectfully,

[REDACTED]

[REDACTED]

Residents, HomeTown East

[REDACTED]

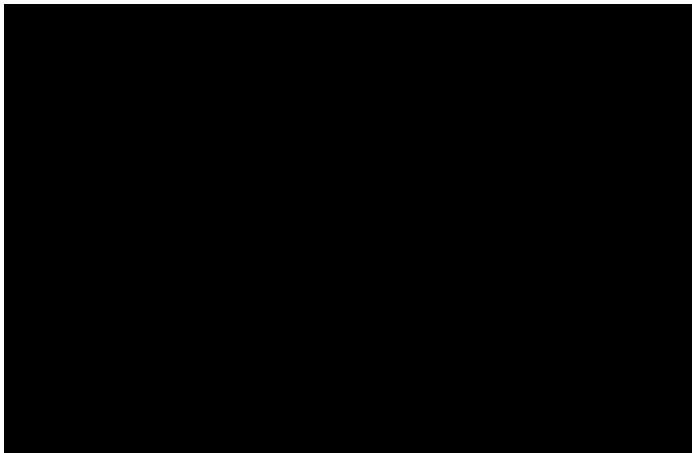
[REDACTED]

P.S. We return September 6, 2025 if you wish to speak with me.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Friday, September 5, 2025 7:19:41 AM

I am writing to urge you NOT to allow short term rentals in Hometown NRH. We have lived here for the last 13 years and have enjoyed the community here. We have invested heavily in our home and plan on staying for years to come. It is a very safe neighborhood with so many retirees and families living here. We moved here from the Arlington Heights neighborhood of Fort Worth which we resided for 17 years. We experienced short term rentals during Rodeo season there and the crime shot up for our neighborhood every year. It brings noise issues, trash issues, parking issues(which is already a NIGHTMARE in Hometown), fights(short term means parties) and other disturbances. Hometown is a FAMILY neighborhood. There is NO reason we need to turn it into a place for short term rentals. I know the World Cup is coming, so I'm sure this is driving the urgency for this to pass. We have so many children in the neighborhood with the elementary school, NRH2O and Peppa the Pig. This poses a danger to them as well. PLEASE do not consider short term rentals for our area.

Sincerely,



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Concerning short term rentals
Date: Friday, September 5, 2025 7:54:15 AM

Dear Council/Board Members,

After reviewing the proposal regarding Airbnb rentals in our neighborhood, I would like to formally voice my concern and opposition.

Our community already faces challenges with street parking, and allowing short-term rentals would increase congestion. Your guidelines state that up to four cars may be allowed per residence, but even that number will create further parking and traffic issues. We already struggle with speeding through the neighborhood, and as a resident [REDACTED]

[REDACTED] I have witnessed countless near misses with pedestrians—especially with children who walk daily to the nearby elementary school.

Another significant concern is safety. Will background checks be required for Airbnb applicants to ensure the protection of our children and families? We must take every precaution to prevent individuals with dangerous backgrounds from entering our community.

I take great pride in our neighborhood and the strong sense of community we share. I have lived in a neighborhood that permitted short-term rentals in the past, and the result was a sharp increase in police calls, noise, and disturbances. I fear the same pattern would develop here.

For these reasons, I strongly reject the proposal to allow Airbnb rentals in Hometown East.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Freedom
Date: Friday, September 5, 2025 9:27:33 AM

Dear sirs, I am a resident of NRH. I like having the rules you proposed for the short term rentals. The only thing I don't like about it is that I feel as though if someone wants to turn a house in to a short term rental, as long as they comply with the rules, they should have the freedom to do so. Taking away that freedom is a step toward communism.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: From Blight to Beauty: Why Short-Term Rentals Can Help NRH Thrive
Date: Friday, September 5, 2025 11:36:24 AM

Dear Mayor and Council Members,

I am writing to you not only as a homeowner and resident of North Richland Hills, but also as someone who is deeply invested in the well-being, growth, and beauty of our community.

When I purchased my property, it was in very poor condition and, to my understanding, had been sitting vacant for several years. Neighbors shared that, for at least two decades prior, the house had been used as a long-term rental, often falling into disrepair. One neighbor even came forward at the Townhall meeting yesterday to share that in the last four years since I took ownership, this has been the most peace he has experienced in over 20 years of living next door. What was once an eyesore in our city has now been restored into a home that contributes positively to the neighborhood.

I believe that short-term rentals, when managed responsibly, can be a benefit to North Richland Hills. My own home is an example of how a vacant, neglected property can be transformed into a beautiful and welcoming place for visitors, while also preserving peace for neighbors. Beyond property ownership, I am a proud citizen of NRH. My children attend Birdville ISD, and my family participates actively in community events, including the Fix-It Blitz.

I want to be clear: I am not a large-scale real estate tycoon seeking to acquire dozens of homes for profit. I am a resident and small business owner who loves this city and wants to see it thrive. My goal is to invest in North Richland Hills in ways that enhance its beauty, improve neighborhoods, and provide value to the community.

I understand that the Planning and Zoning Commission is working to present regulations on short-term rentals, and I support fair and balanced regulation. However, I do not believe that zoning restrictions are the appropriate path at this time. Instead, I respectfully propose that regulations be applied for a trial period to help establish balance, allowing the city to identify and remove nuisance properties while continuing to support responsible operators who maintain safe, well-managed homes.

Finally, I urge you to consider that this issue is one that greatly impacts our community as a whole. I believe that the citizens of North Richland Hills deserve the opportunity to vote on this matter so that all voices can be heard in shaping the future of our neighborhoods.

Thank you for your time and thoughtful consideration. Please do not hesitate to reach out with any questions or concerns. I am dedicated to working with the city to find solutions that protect our neighborhoods while allowing responsible residents like myself to continue contributing positively.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposing Short term rentals
Date: Friday, September 5, 2025 3:30:17 PM

Hi!

I would like to voice my opinion on the proposed short term rental.

I see that my neighborhood is included in one of the proposed areas. I live in a townhome in Hometown on the west side where this could possibly be allowed. My family OPPOSES this as our area is already limited on parking due to many of us not having ample driveway space to park our vehicles so we have to park on the street. I do see that there would be no street parking allowed but I do not see how this could possibly be policed/governed. Residents utilize our garages, driveways (if we have them) and the street for parking. Sometimes there is not ample room for the people who own their townhome to park near their residence. Adding more traffic, cars and people to an already congested area will just lead to more frustration and crime. It is not right for tax paying residents to be pushed out of their parking spaces and worry about more foot traffic.

Please reconsider the townhome area of Hometown as an area for short term rentals due to the already compact space and stress it will add to the area and residents!

[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals
Date: Saturday, September 6, 2025 9:44:02 AM

Please do not allow new short term rentals in traditional neighborhoods. Most of these neighborhoods have residents who have lived there forever and they also have lots of older people who would suffer from that. As you know, you can post whatever rules they should abide by but who will be there to be sure they do. And if they don't and the police are called, how long before they arrive? They are busy and shouldn't have to deal with something like that when there are much more important crimes they have to face. I know for us personally, we are older and live in a neighborhood that only has about 48 homes. Most of us are older just trying to live out the rest of our lives in peace and quiet. Please reconsider your decision to add traditional neighborhoods. We moved to NRH because it was a quiet place with great neighborhoods. Please don't change that.

Have a great day!

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals; Cori Reaume; Planning](#)
Cc: [REDACTED]
Subject: Home Town District and Home Town East HOA zoning
Date: Sunday, September 7, 2025 2:42:23 PM
Attachments: [HomeTownEastHOA-ZoningChange-HometownPlan.pdf](#)

To City of NRH Planning Department,

Please see the attached file which is using the 2015 Town Center Regulating & Thoroughfare Plan document and is annotated to show the HOA boundaries. I received the 2015 plan via a link sent by Director Reaume in response to a question on the zoning areas for STRs.

I propose that the 365 properties that make up the developed sections of the Home Town East NRH Owners Association be treated equally with respect to the Town Center zoning. The initial area under development in 2015 was considered NEIGHBORHOOD GENERAL.

At that time there were sections that could have been developed in the higher density NEIGHBORHOOD CENTER category. Those areas were NOT developed in that manner.

Please consider converting all property parcels within the Home Town East NRH Owners Association boundaries as shown on the attached document to NEIGHBORHOOD GENERAL category. Please reply at your earliest convenience regarding this proposal.

Respectfully,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rentals
Date: Saturday, September 6, 2025 5:00:44 PM

I support the regulations that the city has proposed for short term rentals. Thank you for supporting our community.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Support Regulations
Date: Saturday, September 6, 2025 5:16:41 PM

To Whom It May Concern,

I am in support of the regulations that the city has proposed for short term rentals. I currently live at [REDACTED]
[REDACTED] in North Richland Hills, TX. Thanks for your time.

Sincerely,

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term rentals in N Richland Hills
Date: Saturday, September 6, 2025 9:31:08 PM

To whom it may concern,

I have been a resident in N Richland Hills for more than 30 years... (When Davis was still 2 lanes most of the way...)

I am writing tonight to address the public hearing I did not know about until it has past... I would like to voice my dis-approval for N Richland Hills to allow in any fashion short-term rental property permits or similar authorization. Furthermore, I would like for N Richland Hills to maintain an ordinance preventing such property use.

I have witnessed on many occasions of these properties turn into "party houses" for people that do not respect anything or anyone around them.

I currently live in HomeTown West and most definitely do not want any short-term rental property in our neighborhood.

Thank you for your time and attention to this issue.

Respectfully,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Date: Sunday, September 7, 2025 5:19:54 PM

Hi!

I'm sorry but I misunderstood the STR vote coming up tomorrow at the city council when I sent my previous email. I am in favor of restrictions to these STR but do not see how it is going to be enforced, especially the parking. I live in the townhomes affected and the street parking is already minimal as some homes don't have any driveway space and maybe only a single car garage.

If the STR's are in fact going to be limited in areas where the neighborhoods are impacted negatively, there should not be any allowed in Hometown as it is already a compact area.

Thanks for listening.

[REDACTED]

Sent from my Verizon, Samsung Galaxy smartphone

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: A Letter to City Council: Short Term Rentals
Date: Sunday, September 7, 2025 10:50:03 PM

Hello, my name is [REDACTED]. I am married with three children under the age of 10 and live here locally. In addition to working full-time, my wife and I operate a STR in NRH as a way to help make ends meet financially. I attended the July Town Hall meeting (where I spoke) as well as the zoning meeting last week.

The purpose of this email is not only to voice my opposition to a ban on STRs in residential areas but also to share significant concerns regarding several of the proposed ordinances. I have outlined my thoughts and recommendations below, and I respectfully ask that they be given serious consideration.

1. Privacy and Safety Concerns

At the September 4th zoning meeting, it was noted that STR home addresses may be proposed for public disclosure. This presents significant risks:

- **Safety Risks:** Publicizing STR addresses could make these properties targets for theft, burglary, or even physical harm to guests, owners, and neighbors.
- **Fraud Risks:** Public disclosure could increase the risk of squatters exploiting vacant STR homes, leading to major issues for neighborhoods and city resources.

***Recommendation:* STR registration information should be kept confidential and accessible only to city officials and enforcement staff, not the general public.**

2. Parking Ordinance – Proposed Ban on Street Parking for STRs

The proposal to prohibit STR guests from parking on the street raises significant concerns regarding both enforceability and fairness. Strict prohibition is likely to create more issues than it resolves.

Potential Issues:

- Neighbors may intentionally park in front of STR properties to trigger a violation.
- Unaffiliated individuals could park in front of a STR, resulting in unfair penalties.
- Property owners themselves park in front of their own property leading to a violation.
- STR owners could be unfairly penalized for street parking by guests staying longer than 30 days (outside the STR definition).

Recommendation: Short term renters are only permitted to park in a garage, driveway, or on street in front of STR homes. Parking in front of neighboring homes is prohibited.

3. Occupancy Limits

While occupancy limits are important, the proposed standard of two persons per bedroom plus one is overly restrictive and does not account for differences in property size and layout.

Alternative Proposal:

- Set occupancy based on room size.
- Standard bedrooms: maximum of 2 occupants +1.
- Larger bedrooms (above a defined square footage): maximum of 4 occupants.
- Compliance can be verified during the permitting process and confirmed through inspections.

4. STR Permit Fees

At the September 4 zoning meeting, it was proposed that the city charge \$500 for a STR permit. While I fully support the compliance measures that permits provide, this proposed fee is excessive and burdensome compared to regional standards.

Alternative Proposal:

- \$150 permit fee for STRs.
- \$150 permit fee for long-term rental properties (currently there is no fee to acquire a rental permit in NRH)
- \$100 yearly renewal fee for all short and long term rental properties

Supporting Context:

- Most cities in the DFW area charge between \$100–\$150 for STR permits.
- The highest STR permit fee in the region is Carrollton at \$250, and that policy has led to litigation and strong pushback.

5. Hotel Tax

- Clarification Needed: Simply, how is it paid?
- Compliance Process: STR owners want to remain in compliance, but there is uncertainty regarding the payment process. What system or method will be established to ensure accurate reporting and remittance of the tax?
- Recommendation: Implement a streamlined, user-friendly system for tax collection and reporting, ensuring fairness and accountability.

Lastly, in the interest of transparency, there are thirty STR operators—and that number is growing daily—who are in the process of retaining legal counsel to oppose any unfair bans or ordinances the city may consider enacting. Many of these operators also plan to speak at the meeting on September 8th. After hearing the complaints from residents at the town hall, I am confident that fair rules and fair regulations can address and resolve all of the issues that were presented.



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Proposed Short-Term Rental
Date: Monday, September 8, 2025 7:29:50 AM
Attachments: [City NRH Short-Term Rental.pdf](#)

Good morning,
Please find attached a letter for review regarding short-term rentals.
Thank you,
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

September 8, 2025

North Richland Hills City Hall
Attn: Planning & Zoning Commission & City Council
4300 City Point Drive
North Richland Hills, TX 76180

Dear Sir/Madam,

I am writing to express my strong opposition that would allow short-term rentals in our neighborhood. While I understand the need for short-term rentals in our city, I believe that this would have a detrimental impact on our neighborhood.

First and foremost, short-term rentals place safety concerns with temporary guests. It's impossible to know who is coming and going and increases the risk for crime, parties, and possible dangers for families and kids. I fear that our property values could drop with the possibility of increased noise pollution, trash being left behind, and lack of accountability of the guest. Most short-term rentals come with multiple vehicles, and I feel this could lead to parking and traffic issues. In our neighborhood there are already areas where cars are parked on the street.

Furthermore, Diamond Loch is a quiet, family-oriented community. Allowing short-term rentals disrupts the character and stability we've established. I believe that short-term rentals are simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,
[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR ordinance concerns
Date: Monday, September 8, 2025 8:49:16 AM

Hello!

I am a STR operator in NRH and have a few concerns with the ordinance that I would like to voice. For the record, I am very much against the residential ban on STRs that is currently proposed in the ordinance. A residential ban is essentially a STR ban in NRH because the "approved areas" in your ordinance have very few reasonable opportunities for STRs. A residential ban is a city ban.

1. Public Portal showing addresses of STRs in NRH is a major concern for me. I do not understand why the city would want to make the addresses of STRs available to anyone and everyone. This poses multiple safety issues and is a violation of the property owner's right to privacy. Please note that the average vacancy rate for an STR is somewhere between 60-70%. Criminals know this and target STRs as properties that are easy to burglarize. If you post our addresses for criminals, we WILL get robbed multiple times. This creates safety concerns for our guests and for our neighbors and will cost us time, money, and resources. This is NOT safe for anyone involved.

If the idea of the portal is to make neighbors aware that they live near a STR, just notify the neighbors. Two cities where I am licensed address this by sending a yearly notice to the neighbors which states that there is a STR as our address. This informs the needed individuals but doesn't inform the criminals of our location.

I very strongly ask you: Do not post the addresses of STRs for the public as this will increase crime for STRs and the neighbors.

2. The \$500 annual fee for an STR permit is extremely high. I own STRs in 6 other DFW cities and none of them require permit fees anywhere near that high. Your fee is 2-5x higher than any other fee that I pay. This seems like an excessively high fee for STRs operators that is intended to keep STRs away instead of regulating them.

3. I will not be able to attend the meeting tonight because of family commitments, but if I were there I would read the following for the council. This is important information and I hope that the city is aware of the legal protections for STR operators in the Texas constitution.

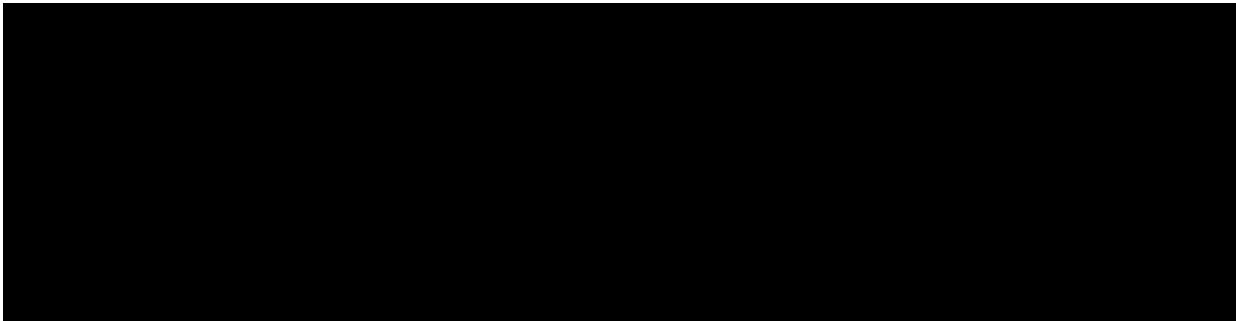
The Texas Constitution's "due course of law" clause, found in Article 1, Section 19, protects citizens from deprivation of life, liberty, property, privileges, or immunities except through the legal processes established by law. This essentially means that any deprivation of our property rights must occur through established legal procedures and not arbitrarily or unjustly. In order to be "just" those who are proposing to take away a homeowner's constitutional right to use their property as they please must prove that the interest that the ordinance attempts to protect actually exists. In this case, we look at the concerns of the city and neighbors. Are there more city violations with STRs than other properties? Do property values decrease because of STRs? Does crime increase in the area because of the STR? Are there parties or noise violations because of the STR? For the vast majority of

STRs, none of these things have happened.

Unless the city can prove that NRH STRs cause more crime and city violations, cause property values to decline, are in worse condition than other NRH homes, and disturb the peace more than owner occupant homes, the due course of law clause protects us as property owners.

I'd like to close with an excerpt from a Presentation titled "First Principles for Regulating Short Term Rentals in Texas" by Chance Weldon of the Texas Public Policy Foundation in Austin:

If a city's ordinances are silent on the issue of STRs, then the common law presumption is that STR use in residential areas is permissible. If a city chooses to regulate STRs in ways that differ from long-term rentals, those regulations must, at a minimum, be based on evidence that STRs are creating nuisances and must be targeted to address those nuisances. Like any other common law use of property, mere antipathy towards STRs in a community is not sufficient to justify prohibition of the practice.



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STRs
Date: Monday, September 8, 2025 8:51:42 AM
Attachments: [image.png](#)

To Whom It May Concern:

My name is [REDACTED], and I reside in North Richland Hills-- [REDACTED]. I am writing to ask you to reconsider your stance regarding short term rentals in residential neighborhoods. As someone who owns property in one where a short-term rental exists, I have witnessed firsthand the problems with such a situation. I believe that the problems have been delineated for the city council by other Carston Court residents at meetings I was unable to attend.

As I understand it, at the last meeting, there were STR operators that spoke against the ordinance who actually live in Dallas, Lewisville, and Ovilla. It amazes me that the voices of residents of other cities would even be considered in this situation. I am unsure of the logic behind their opposition and, of course, of any NRH councilperson's consideration of it.

I believe that STRs negatively impact the strong and vibrant community culture that pervades in North Richland Hills. Please consider this as you cast your vote this evening. Furthermore, imagine the neighborhoods in which you each personally live and if you would desire such an STR next door.

Thank you for reading this email and, more importantly, for giving prayerful consideration to this matter.

Sincerely,

[REDACTED]

I am presently reading *The Deeply Formed Life* by Rich Villodas.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR Ban & Ordinance Concerns
Date: Monday, September 8, 2025 9:28:20 AM

Hello, my name is [REDACTED] and I am a married mother of 3 who lives locally. My Husband and I own and operate a STR property in NRH to help make ends meet financially. We have several concerns with the ordinance that I would like to voice below. For the record, We are very much against the residential ban on STRs that is currently proposed in the ordinance. A residential ban is essentially a STR ban in NRH because the "approved areas" in your ordinance have very few reasonable opportunities for STRs. A residential ban is a city ban.

1. Public Portal showing addresses of STRs in NRH is a major concern for us. I do not understand why the city would want to make the addresses of STRs available to anyone and everyone. This poses multiple safety issues and is a violation of the property owner's right to privacy. Please note that the average vacancy rate for an STR is somewhere between 60-70%. Criminals know this and target STRs as properties that are easy to burglarize. If you post our addresses for criminals, we WILL get robbed multiple times. This creates safety concerns for our guests and for our neighbors and will cost us time, money, and resources. This is NOT safe for anyone involved.

I very strongly ask you: Do not post the addresses of STRs for the public as this will increase crime for STRs and the neighbors.

2. The \$500 annual fee for an STR permit is extremely high. Your fee is 2-5x higher than any other fee in the DFW area. This seems like an excessively high fee for STRs operators that is intended to keep STRs away instead of regulating them.

3. Lastly I hope that the city is aware of the legal protections for STR operators in the Texas constitution...

The Texas Constitution's "due course of law" clause, found in Article 1, Section 19, protects citizens from deprivation of life, liberty, property, privileges, or immunities except through the legal processes established by law. This essentially means that any deprivation of our property rights must occur through established legal procedures and not arbitrarily or unjustly. In order to be "just" those who are proposing to take away a homeowner's constitutional right to use their property as they please must prove that the interest that the ordinance attempts to protect actually exists. In this case, we look at the concerns of the city and neighbors. Are there more city violations with STRs than other properties? Do property values decrease because of STRs? Does crime increase in the area because of the STR? Are there parties or noise violations because of the STR? For the vast majority of STRs, none of these things have happened.

Unless the city can prove that NRH STRs cause more crime and city violations, cause property values to decline, are in worse condition than other NRH homes, and disturb the peace more than owner occupant homes, the due course of law clause protects us as property owners.

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From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR Ban/Ordinance Concerns
Date: Monday, September 8, 2025 9:38:56 AM

We look forward to seeing everyone tonight at the meeting with City Council. We are in support of STR in residential areas with reasonable rules and Regulations.

Below is important information that I hope the city is aware of with regards to legal protections for STR operators in the Texas constitution.

The Texas Constitution's "due course of law" clause, found in Article 1, Section 19, protects citizens from deprivation of life, liberty, property, privileges, or immunities except through the legal processes established by law. This essentially means that any deprivation of our property rights must occur through established legal procedures and not arbitrarily or unjustly. In order to be "just" those who are proposing to take away a homeowner's constitutional right to use their property as they please must prove that the interest that the ordinance attempts to protect actually exists. In this case, we look at the concerns of the city and neighbors. Are there more city violations with STRs than other properties? Do property values decrease because of STRs? Does crime increase in the area because of the STR? Are there parties or noise violations because of the STR? For the vast majority of STRs, none of these things have happened.

Unless the city can prove that NRH STRs cause more crime and city violations, cause property values to decline, are in worse condition than other NRH homes, and disturb the peace more than owner occupant homes, the due course of law clause protects us as property owners.

I'd like to close with an excerpt from a Presentation titled "First Principles for Regulating Short Term Rentals in Texas" by Chance Weldon of the Texas Public Policy Foundation in Austin:

If a city's ordinances are silent on the issue of STRs, then the common law presumption is that STR use in residential areas is permissible. If a city chooses to regulate STRs in ways that differ from long-term rentals, those regulations must, at a minimum, be based on evidence that STRs are creating nuisances and must be targeted to address those nuisances. Like any other common law use of property, mere antipathy towards STRs in a community is not sufficient to justify prohibition of the practice.

[REDACTED]

From: [REDACTED]
To: [Matt Blake](#); [Cecille Delaney](#); [Ricky Rodriguez](#); [Danny Roberts](#); [Kelvin Deupree](#); [Billy Parks](#); [Jack McCarty](#); [Russ Mitchell](#); [NRH Planning Rentals](#)
Subject: #1 EXTREME OVERREACH in proposed STR ordinance
Date: Monday, September 8, 2025 10:17:24 AM

Hi everyone,

Following up with an official email to be included in public comments.

While I understand the goal is to give the perception of listening to certain residents who have taken time to complain about a handful of STRs in residential neighborhoods, it is important to note that the concerns identified as overall complaints about STRs has not been quantified with actual data as it pertains to NRH STRs. This was publicly acknowledged in the town hall. Also publicly acknowledged was the large number of STRs that have already been identified (200+), yet the complaints stem around a handful with a city of over 80k residents.

I have numerous videos of residential streets filled with cars on the street and personal construction equipment on my path to school each day. These are not STRs. Heaven forbid a child get hit on their way walking to school because of these owner occupied or LTR residents because the city failed to take action over a problem that is NOT exclusive or predominant in most STRs.

The example Jack provided was about a resident who drives his COMMERCIAL vehicle home from work and has to go to work in it and has trouble backing out of his driveway. While door knocking over the past two years, several homeowners complained about the bobcat parked on Mackey. Yet nothing was done. There were also residents who faced fines when they parked a work trailer in their driveway. The inconsistency of the application of consistent ordinance across the city is hugely discriminatory. Many people are operating businesses out of their home, construction, irrigation, daycares, hair salons / braiding, etc. I also drive uber so I know exactly what goes on in our town.

I would love to share a way to share all the videos from this weekend and morning on the way to school with multiple vehicles parked in streets and driveways; however, the city has not provided a way for residents to do that because of their "malware" concerns. Many have been shared on Jack's post on FB, but I obtained several more this morning on the way to school,

Additionally, allowing STRs in commercial or MF zoning is basically a joke. You want to give the appearance of allowing something when there is no practical way for anyone to do it.

As you know, most apartment complexes do not allow subleasing. Additionally, what you are saying is bad for homeowners is OK for the folks you value less in apartments. In my neighborhood, the amount of work these homes would need to be compliant with the overreaching inspections and property conditions would not be feasible for any homeowner nor any investor. This is why I live in my house because it needs over 100k in renovations & that did not make sense from an investment perspective. Not to mention, it was zoned commercial and lenders would not give me the funds for a residential resale. Most of the homes in my neighborhood have this issue.

I will try to attach one video from today and hopefully it will go through, but if not I would greatly appreciate the city finding a way for people to send media since you will not allow it to

be presented in city council meetings.

Since my email is getting lengthy, I will attach a summary of each concern I have in separate emails. I would also think after the shootings around town including Malibu Jack's and the multifamily apartments, the council could spend their time to come up with solutions for the entire city versus a witch hunt.

Why is this issue being so hastily & arbitrarily pushed? Is it to help the investors around city hall get some occupancy and funds coming in to cover all the vacancies? Just wait until the occupancy and parking rules are violated there because most people can't afford \$2k + a month on their own. I am not a fan of any of these occupancy or parking rules if they don't apply to all housing in our city. I also would oppose that too on the basis of property freedom.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Approve Short-Term Rental Regulations
Date: Monday, September 8, 2025 11:48:26 AM

Greetings,

[REDACTED] Home Town East neighborhood (called Neighborhood Center on the proposed Short-Term Rental map. As an aside, I live in the Villas at Home Town, west of the apartments. While we are often overlooked, we are part of Home Town East and subject to the HOA covenants).

First, I viewed the Planning and Zoning Commission meeting Thursday September 4 on-line, and I was highly impressed with the efforts NRH has put into this Short-Term Rental initiative. I especially applaud that the commission acted to delete Home Town East, an HOA governed community, from the STR map. Home Town East is an award winning and NRH showcase community in which Short-Term Rentals have no place.

Second, while I personally remain opposed to STR's operated from residential neighborhoods, I now support the NRH City Council's approval of the proposed regulations. This is a thoughtful and thorough plan, with obviously much research and time invested. During this process I learned of an Airbnb short-term rental being operated in Home Town East, in blatant violation of the community covenants.

Third, after hearing the comments from some of the STR owners, with their sense of entitlement and veiled threats of litigation against the city, I urge City Council to disprove any grandfathering. These operators, who primarily live outside of NRH, did no favors to their cause. Too bad, because there were obviously some sincere operators just trying to make an honest living. All STR's need to be in compliance with the proposed regulations.

Finally, as an original owner in Home Town East with every intent to remain, I thank all city staff for their hard work and efforts to keep NRH such a great and livable community!

Thank you, with regards.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Cc: [Jack McCarty](#); [Cecille Delaney](#); [Ricky Rodriguez](#); [Danny Roberts](#); [Matt Blake](#); [Billy Parks](#); [Russ Mitchell](#); [Kelvin Deupree](#)
Subject: In favor of STRs and not banning them
Date: Monday, September 8, 2025 12:32:24 PM

Hello City Council,

I was unable to attend last Thursday's meeting and I'm unable to attend today's meeting due to appointments I have had at the same time but I want to share my comments for tonight's meeting.

I'm in favor of STRs and do not believe that the city should be banning citizens from using their property as an STR or even stop them from using it while they are also on vacation. I own a home in NRH and would hope that the city will not decide today to strip the ability of what I do with my home in the future. I'm a young homeowner so the possibilities are endless or well until yall end this possibility. Please uphold my property rights and the rights of my neighbors who might want to do this in the future. Some of yall campaigned on property rights, please stand behind that when yall meet today. I am for the new rules/regulations but why are we ending STRs before we even have a chance to see if the rules work?

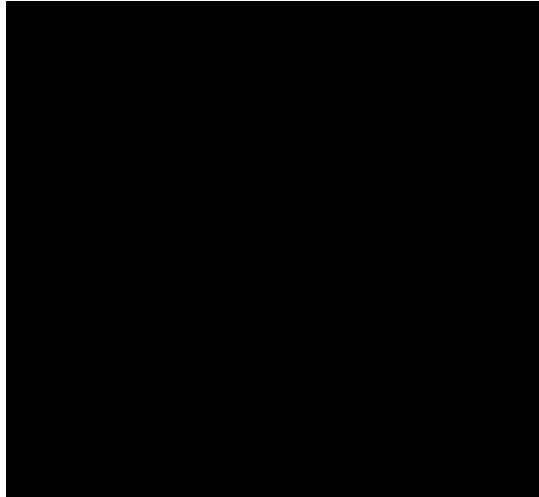
Also before anyone says "well we have had a lot of citizens share their personal bad experience", no one is going to call the police, write into city council, reach out to the city or post in a FB group when their neighbors hosted someone who was so respectful that they didn't even really notice them. That just doesn't happen. I frequently stay in STRs and choose STR single-family homes in suburbs of the big city I'm going to so that I can stay in a house not a hotel/apartment. I have never had the cops called on me. I have never had the hosts say that their neighbor complained about me. Fox 4 news is not going to call me to run a story on my normal stay at an airbnb, where we were respectful of the neighbors so much so that they might not have even noticed me staying there. Do you see what I'm saying here? I assume that yall have experienced sitting on the council that most of the time, people are reaching out to complain.

I think a compromise for both parties would be that yall accept the new rules and regulations and do not ban STRs from any group yet. Let's see if the new rules and regulations work. We went from a city that had none at all and now we are trying to jump to banning. Can we see if we are able to find a solution prior to jumping to a ban? If we tried for six months or a year, we could see if they work and at least yall would have data to say we tried to regulate STRs in single family homes and we were unable to do so and therefore have to move to banning.

Unfortunately people who complain are always the loudest and so I'm afraid that the people in favor of STRs will not be heard. But I wanted to advocate in favor of STRs and not banning them as someone who is a citizen and is not an active STR owner and is not a realtor/investor. To advocate in favor of my property rights and the property rights of others. In favor of a compromise between both parties.

Thanks,
[REDACTED]

From: [REDACTED]
To: [Jack McCarty](#)
Cc: [NRH Planning Rentals](#); [Matt Blake](#); [Ricky Rodriguez](#); [Cecille Delaney](#); [Danny Roberts](#); [Billy Parks](#); [Kelvin Deupree](#); [Russ Mitchell](#)
Subject: September 8, 2025 STR Letter to NRH Mayor & Council
Date: Monday, September 8, 2025 12:56:10 PM



To the Leaders of my town of 31 years, N Richland Hills:

The Honorable Mayor Jack McCarty, Matt Blake, Ricky Rodriguez, Cecille Delaney, Danny Roberts, Billy Parks, Kelvin Dupree, Russ Mitchell,

In 2022, my new grandblissing lived her first year in Nanny's lap, in the room her Mama was raised in. I had moved to NRH in 1994 and raised my 3 + 3 kids in my new home. Then Life Happened—FAST!

In 2008, I retired from my beloved career of 34 years as an award-winning flight-attendant; and since have become a multiple best-selling author, TV & podcast host, entrepreneur, and mostly living on Social Security and credit cards, finding myself in massive debt in the last few years. I do a LOT of stuff, generally without monetizing it, as of yet.

In May of last year, my friend had a vision on how to turn my master suite into a beautiful Airbnb, with meticulous attention to detail. With their own private entry, and no access to the rest of my house, this past year of enjoying many lovely people, has blessed me beyond measure, and helped me survive financially.

In ALL things, I look for Win/Win/Win. Frankly, I'm surprised that we are adding more and more regulations, restrictions and laws, when common courtesies, common decency and common sense should prevail. It's Government overreach, when selective groups are fighting to diminish our Constitutional Rights. ***It IS My HOME, and it's NOT a Hotel.***

It's a place for grandparents from England to be able to visit their family in a cozy home, not a cold hotel. It's an oasis for tired travelers. And then there's the young couple going into ministry needing a base while looking for a home. Just TODAY, a couple from France arrived, excited to spend time exploring the Fort Worth area for the next 10 days.

As a mindset coach, with 71 years of observing people, as well as a personal development junkie, it seems that a lack of empathy and lots of judgment drive some of the folks rallying to upset the entire entrepreneurial spirit, those of us that only want to raise the tide, so that all of us rise. *Does it have to be all or nothing?* Can we find a way to restore discourse and neighborly respect for the good of most? I Am Outrageously Optimistic that our world is getting better, and that we can work towards that together.

Again, as my late sister Shirley Hooks, longtime owner of the Century 21 office on the Square in Granbury taught me, I always look for the win/win/win.

Let's address the few bad apples, and provide more education and support to them, without the extreme measure of banning progress. Airbnb, VRBO, Uber, AI, etc are here to stay whether you like or not. Short Term Rentals are *massively popular globally*, and trying to legislate them out completely is a long-term headache at the very least. Please choose reasonable guidelines for the good of many, and for the sake of our beautiful Constitutional Rights.

It is worth noting that we rely heavily on reviews, and that the vast majority of STR hosts cherish 5-Stars, as do the guests.

We are compelled to keep our places exceptional in order to maintain the 5-Star standard.

Safety, noise, trash, and parking seem to be the major concerns. Let's address them city-wide, not only on a handful of STR.

Also, although there are multiple online places to list on, many use Airbnb. They have a strict screening process and an insurance policy for both sides.

A \$500 annual fee is excessive. A more fair & reasonable fee of \$100 or \$150, and applying it to Long-Term Rentals as well, would substantially increase city revenue.

No street parking in front of the house is ridiculous, impossible to fairly monitor & regulate, and most likely unconstitutional. I have a designated parking space for my guests, but the driveway isn't long enough for a second car. The entire street has cars parked on the street, as do most neighborhoods in NRH.

There are many other issues to consider, and I appreciate the time, energy and concern it takes for you to try to please such a diverse group. Thank You for all you do to keep our beautiful city running as well as it does.

Because my suite is literally in my home, I am very cautious who shares my space. Short-term rentals have been a life-saver to me in the past, and will be next month when I go to a family reunion in TN. They serve a very valuable service globally.

Smiles,

A large black rectangular redaction box covering the signature area.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Agenda item out-of-date for Town Council meeting tonight? - Public Hearing TR25-05, Ordinance No. 3922
Date: Monday, September 8, 2025 2:03:58 PM
Attachments: [image.png](#)

Good afternoon,

I attended the P&Z meeting on September 4 when the Town Center "Center" portions of the zoning map (mostly Hometown - colored in red) were discussed during the Public Hearing. A motion was later passed by the Commission to remove the TC-Center areas (ie red) from permitted use for Short-term rentals.

I see online that the documents for this agenda item for tonight's City Council meeting still include "P" for short-term rentals in the Town Center "Center" cell of the table.

Will this be corrected before the meeting? Or, updated in real-time at the meeting?

I plan to attend the meeting tonight and would appreciate an update before the meeting.

Thank you very much.



As shown in the graphic below, short-term rentals would be permitted in the following districts: R7-MF, C-1, C-2, Town Center Neighborhood Core, and Town Center Neighborhood Center.

		SECTION 118-631: TABLE OF PERMITTED USES																					
#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P=Permitted by Right S=Special Use Permit Required [Blank] =Not Permitted NP=Not Permitted B=Defers to Base Zoning District A=Ancillary H. COMMERCIAL USES	Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS								TOWN CENTER					
		RE-1 & RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	UR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
Short-term rental	31									P			P	P								P	P

This allows for short-term rentals to operate in either single-family or multi-family properties within the identified zones, or in the case of C-1 and C-2, in existing legal nonconforming single-family homes.

From: [REDACTED]
To: [Matt Blake](#); [Ricky Rodriguez](#); [Cecille Delaney](#); [Danny Roberts](#); [Billy Parks](#); [Kelvin Deupree](#); [Jack McCarty](#); [Russ Mitchell](#); [NRH Planning Rentals](#)
Subject: Opposed to Ordinance as Drafted for STR
Date: Monday, September 8, 2025 5:26:06 PM

Concerns Regarding Proposed Short-Term Rental Ordinance

Perceived Discrimination Against Short-Term Rentals

Many items in the proposed code appear to discriminate against short-term rentals (STRs). These restrictions are not currently applied to long-term rentals (LTRs) or owner-occupied homes. If city council is genuinely concerned about the safety of residents and children, an ordinance should be drafted that applies to all property owners—not just the small minority of houses in North Richland Hills (NRH). It is extremely biased to permit one household to park on the street while denying the same privilege to neighbors simply because the city views STRs as a nuisance. Furthermore, many homes and neighborhoods have more than four cars parked in their driveways and on the streets.

Inspection and Accountability Issues

A comment was made regarding inspections and the search for unpermitted work. The reality is that there are numerous illegal room additions, improperly filed builder plans, and unpermitted garage conversions throughout the city. It is unreasonable to hold any purchaser—whether owner-occupied or investor—accountable for the actions or work of previous owners.

Unrealistic Compliance Time Frames

Additionally, the proposed 90-day time frame for compliance is not practical. The city has not been able to identify the number of owners or, according to statements made at the town hall, reach many owners. If owners have already been difficult to locate and notify in the past three months since this conversation began, a 90-day window would not be sufficient for compliance.

Concerns Over Taxpayer Resources and Lawsuits

Implementing this ordinance may lead to unnecessary legal action, which would be a waste of taxpayer time and resources. Regardless of the city's confidence in prevailing in a lawsuit, there will inevitably be lawsuits, rendering this process frivolous and costly. While most people agree that there should be registration and notification guidelines, this ordinance extends far beyond those reasonable measures.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Re: Short Term Rentals
Date: Wednesday, September 10, 2025 8:19:12 AM

North Richland Hills Planning and Zoning Commission
4301 City Point Drive
North Richland Hills, TX 76180

Dear Planning and Zoning Commission Members,

I would like to sincerely thank you for your decision to exclude the HomeTown neighborhood from short-term rental use. Your careful consideration of the character, safety, and long-term stability of our community is greatly appreciated.

HomeTown was designed to be a family-oriented neighborhood with a strong sense of community. Protecting it from the disruptions that short-term rentals often bring ensures that our neighborhood remains a safe, welcoming, and stable environment for residents.

I also encourage the North Richland Hills City Council to support and uphold your recommendation. Preserving the integrity of our neighborhoods is essential to maintaining the quality of life that makes our city such a desirable place to live.

Thank you again for your thoughtful leadership and dedication to serving the residents of North Richland Hills.

[REDACTED]

[REDACTED]

North Richland Hills

On Sep 4, 2025, at 3:56 PM, Avis Sorenson <avis.sorenson@gmail.com> wrote:

North Richland Hills Planning & Zoning Commission
4301 City Point Drive
North Richland Hills, TX 76180

Re: Opposition to Short-Term Rentals in Residential Neighborhoods

Dear Commissioners,

I am writing to strongly oppose any zoning changes or approvals that would allow short-term rentals in the HomeTown neighborhood. North Richland Hills is a family-centered community, and permitting these commercial lodging businesses in residential areas directly undermines the stability, safety, and integrity of our neighborhoods.

Short-term rentals bring a constant turnover of visitors, creating noise, traffic, and parking problems. They erode the sense of community we value, replacing long-

term neighbors with transient guests. This revolving-door environment jeopardizes neighborhood safety and discourages families from choosing to live here.

Property values are also at risk. Potential homebuyers are less likely to purchase next to a property being used as a hotel. Meanwhile, city services—including police, fire, and code enforcement—are put under greater strain to address issues that arise from these rentals.

Residential zoning was designed to protect homeowners and families, not to accommodate businesses. Allowing STRs in our neighborhood would set a harmful precedent and negatively impact the quality of life for residents.

I respectfully urge the Planning & Zoning Commission to protect our neighborhoods by rejecting short-term rentals in residentially zoned areas. Please stand with the residents you represent and preserve the character and safety of our community.

Thank you for your time and for considering the voices of the families who live here.

Sincerely,

[REDACTED]

[REDACTED]

North Richland Hills

From: [REDACTED]
To: [Paulette Hartman](#)
Cc: [NRH Planning Rentals](#); [REDACTED]
Subject: Opposition to Short-Term Rentals in HomeTown
Date: Wednesday, September 10, 2025 8:26:42 AM

Dear Mayor, City Manager and City Council Members,

I am writing as a concerned resident to respectfully urge you **not to approve short-term rentals in HomeTown**.

Our neighborhood was designed and built as a family-friendly, residential community. Allowing short-term rentals would disrupt the character and stability that make HomeTown such a safe and desirable place to live.

Short-term rentals can bring increased traffic, noise, parking issues, and a constant turnover of transient visitors who do not have the same vested interest in our community as permanent residents. This creates potential safety and security risks, in addition to diminishing the sense of neighborliness we have worked hard to build.

The residents of HomeTown value peace, stability, and long-term investment in our homes and community. Approving short-term rentals would undermine those values.

I respectfully ask that you preserve the integrity of our neighborhood by rejecting the proposal to allow short-term rentals in HomeTown.

Thank you for your consideration and for your continued service to our community.

Sincerely,

[REDACTED]

[REDACTED]

North Richland Hills

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to Allowing Short-Term Rentals (e.g., Airbnb) in HomeTown Neighborhood
Date: Thursday, September 11, 2025 4:14:21 PM

Dear Members of City Council,

I write as a resident of the HomeTown neighborhood in North Richland Hills to express my strong opposition to any zoning or policy changes that would permit short-term rentals (STRs) such as Airbnb, within our primarily residential community. I believe that such changes would threaten the quality of life, housing availability, safety, and character of HomeTown.

Below are reasons grounded in current conditions, city ordinances, and market data that support preserving our residential zoning as is, without allowing short-term transient lodging:

I. Local Housing Market & Property Value Concerns

- The median home value in North Richland Hills is currently around \$365,000 to \$371,000.
- In the HomeTown neighborhood specifically, median listing and sold home prices are approximately \$428,000.
- Allowing STRs could introduce volatility in property values: frequent turnover, maintenance by non-owners, and increased wear and tear could lower the appeal or desirability for long-term homeowners.

II. Impacts on Housing Supply & Affordability

- Short-term rentals reduce the supply of housing available to permanent residents. Homes used for vacation stays or frequent transient guests are removed from the pool of long-stay housing, which can push up rents or home prices.
- Given that North Richland Hills has recently introduced a Single-Family Rental Registration Program (Ordinance 3912, effective August 1, 2025) requiring registration and inspection of single-family, duplex, and townhouse rentals, the city already recognizes the importance of regulating rentals to ensure safety and order.
- If homes become STRs rather than long-term rentals or owner-occupied, that registration and oversight may be harder to enforce, increasing the risk of neglect or code violations.

III. Noise, Security, and Community Cohesion

- Under the current Noise Ordinance for residential zoning in NRH, noise levels are strictly regulated: up to 75 decibels from 7:00 a.m. to 10:00 p.m., and 60 decibels from 10:00 p.m. to 7:00 a.m.
- Short-term guests are less likely to be familiar with neighborhood expectations regarding noise, parking, and respect for neighbors. This could lead to increased complaints, disturbances, and burden on local law enforcement or code compliance.
- The sense of community relies on stable neighbors, not temporary visitors. Frequent turnover can diminish neighborly trust, reduce oversight (e.g. noticing suspicious activity), and undermine neighborhood identity.

IV. Existing Ordinances & Definitions

- As of recent city ordinances, a “short-term rental” is defined under § 18-942 through § 18-951 of the City Code (eCode360) as any dwelling rented for less than 30 consecutive days.
- The City already requires registration of rental properties (single-family, duplex, townhouse) where the owner does not live in the property, and inspections before occupancy, under Ordinance 3912.
- Introducing STRs would likely require substantial new oversight, permitting, inspections, taxation, and monitoring to ensure compliance. These are burdensome and may strain city resources.

V. Requested Action

In light of these concerns, I respectfully urge the City Council to:

1. Reject any proposal that would allow unrestricted short-term rentals in the HomeTown neighborhood or similar residential zoning districts.
2. If STRs are to be considered, ensure they are subject to strict regulation, including:
 - A permit or license process.
 - Proof of owner or local agent responsible 24/7.
 - Limits on the number of nights per year.
 - Rules around parking, occupancy, noise, and inspection.
3. Conduct a community impact study to determine the potential effect on housing affordability, neighborhood character, and city services before approving any STR

policy changes.

Thank you for your attention to this important issue. HomeTown is a wonderful place to live in, and preserving its character and the well-being of its residents should be a priority. I would be happy to discuss further or provide additional community feedback.



From: [REDACTED]
To: [NRH Planning Rentals; Planning](#)
Subject: Re: Agenda item out-of-date for Town Council meeting tonight? - Public Hearing TR25-05, Ordinance No. 3922
Date: Thursday, September 11, 2025 8:22:11 AM
Attachments: [image.png](#)

Adding Planning to this thread in case the "rentals" inbox is not monitored on a regular basis.

Good morning,

I would appreciate a reply to my email of September 8th (below).

As of today I still see online the original zoning map with the red (Town Center) zones that were supposed to be removed from the proposed STR regulations now scheduled to be voted on at the next City Council meeting on October 13.

I attended the City Council meeting on the 8th where Cori Reaume presented the update, but the publicly available documents do not reflect the current status. My neighbors in HomeTown East who know I attended the meeting are asking me to confirm the official status.

Thank you very much, and thanks for all you do for NRH!

[REDACTED]

On Mon, Sep 8, 2025 at 2:03 PM [REDACTED] wrote:

Good afternoon,

I attended the P&Z meeting on September 4 when the Town Center "Center" portions of the zoning map (mostly Hometown - colored in red) were discussed during the Public Hearing. A motion was later passed by the Commission to remove the TC-Center areas (ie red) from permitted use for Short-term rentals.

I see online that the documents for this agenda item for tonight's City Council meeting still include "P" for short-term rentals in the Town Center "Center" cell of the table.

Will this be corrected before the meeting? Or, updated in real-time at the meeting?

I plan to attend the meeting tonight and would appreciate an update before the meeting.

Thank you very much.

[REDACTED]

		SECTION 118-631: TABLE OF PERMITTED USES																				
# = Conditions. Reference Section on 118-633 for specific conditions to listed uses.		Conditions	RESIDENTIAL DISTRICTS								NON-RESIDENTIAL DISTRICTS						TOWN CENTER					
P = Permitted by Right	R-1		R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	UR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
S = Special Use Permit Required																						
[Blank] = Not Permitted																						
NP = Not Permitted																						
B = Defers to Base Zoning District																						
A = Ancillary																						
H. COMMERCIAL USES																						
Short-term rental	31							P			P	P								P	P	

Short-term rental	31						P		P	P							P	P
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From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals proposal
Date: Thursday, September 11, 2025 2:23:22 PM

Hello,

My name is [REDACTED]. I am writing to state that I support the regulations proposed by the city regarding short term rentals.

Thank you for your help in keeping our neighborhoods safe.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Opposition to Proposed Short-Term Rental Regulations in NRH
Date: Thursday, September 11, 2025 4:31:44 PM

Dear North Richland Hills Planning & Zoning Commission and City Council Members,

I am writing to strongly oppose the inclusion of short-term rentals in NRH under the proposed regulations. While I understand the intent to regulate STRs citywide, allowing them in established residential communities will have a significant negative impact on the safety, stability, and quality of life for NRH residents.

Key Concerns

1. Neighborhood Character & Stability

NRH was designed for families and long-term residents, not as a tourist or transient rental district. STRs introduce a revolving door of visitors with no stake in the community, which undermines the sense of trust and stability that residents value.

2. Safety & Security Risks

Frequent turnover of guests creates opportunities for crime, trespassing, and other unsafe activity. There are many children and families in NRH. There is an overall lack of accountability from transient renters that includes making enforcing quiet hours and parking rules much more difficult.

3. Noise & Disruption

STRs are often used for parties, gatherings, or vacation stays, leading to late-night noise, parking congestion, and disruption to families. Even with quiet-hour rules, enforcement is challenging, and residents are the ones left dealing with the disturbance.

4. Parking & Traffic Issues

Many homes in NRH are not equipped to handle additional cars beyond normal family use. Many of our streets are already narrow and congested. Allowing up to four vehicles per STR will worsen congestion, block driveways, and create hazards.

5. Property Values & Long-Term Impact

The presence of STRs can negatively affect property values. Prospective homebuyers often avoid neighborhoods with high STR activity, preferring stable, owner-occupied communities. This will hurt NRH families who have invested in their homes long-term.

6. NRH Is Not a Tourist Destination

NRH is a family-centered city with schools, parks, and children walking and playing outside. Encouraging transient rentals here fundamentally conflicts with the intended use of our residential areas.

I respectfully urge the City to prohibit short-term rentals in NRH's established single-family communities.

Thank you for your consideration and for protecting the character, safety, and quality of life in NRH.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [Jack McCarty](#)
Cc: [Matt Blake](#); [Danny Roberts](#); [Billy Parks](#); [Kelvin Deupree](#); [Russ Mitchell](#); [NRH Planning Rentals](#); [Cecille Delaney](#)
Subject: Letter ~ Neighbor Experiencing Short Term Rentals
Date: Thursday, September 11, 2025 4:48:07 PM

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

September 11, 2025

The Honorable Jack McCarty

North Richland Hills City Hall

[4301 City Point Drive](#)

North Richland Hills, TX 76180

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

Dear Mayor McCarty,

I am writing to you as a concerned resident of North Richland Hills regarding the issue of Short Term Rentals. My name is Mary Mann. As a neighbor to a Short Term Rental (STR) service, I am particularly concern about the strong conversations in banning Short Term Rentals in residential homes.

I would like, below, to share my positive experience with my neighbor's STR during the past year she's been managing it.

<!--[if !supportLists]--> <!--[endif]-->My neighbor does a good job in screening the renters for her suite. They have been kind and respectful guest.

<!--[if !supportLists]--> <!--[endif]-->I have never experienced or witnessed any loud or obnoxious renters.

<!--[if !supportLists]--> <!--[endif]-->I haven't encountered any difficulties with parking.

Further, I would, therefore, like to request that the city consider the positive outcomes of Short Term Rentals as:

<!--[if !supportLists]-->- <!--[endif]-->Another source of beneficial rental options/platforms for our families traveling to or within Texas.

<!--[if !supportLists]-->- <!--[endif]-->A source of income for the owner providing the STR.

<!--[if !supportLists]-->- <!--[endif]-->The ability to offer a more personalized home like experience for renters with included amenities that other rental platforms may not offer along with a lower price.

<!--[if !supportLists]-->- <!--[endif]-->The opportunity for renters to try new locations without a long-term commitment.

<!--[if !supportLists]-->- <!--[endif]-->A healthy competition for hotels/motels or other rental platforms, among others.

I thank you for your time and attention to this important matter. I look forward to an amicable and beneficial solution from all parties involved.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR Hometown
Date: Friday, September 12, 2025 3:28:28 PM

Sending this email again since the decision got pushed, please vote no for STR in HomeTown, our streets cannot handle it and our driveways in most areas are non existent. Nobody in hometown wants this.



From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: STR
Date: Saturday, September 13, 2025 5:10:04 PM

No to short term rentals in NRH, TX.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short Term Rental concerns
Date: Friday, September 19, 2025 4:43:59 PM

I have not previously taken the time to address this concern in writing, but after attending the council meeting on September 8, I felt the need to follow up from a neighbors perspective. We are [REDACTED]. The house to the west of us was purchased and turned into a short term rental. For the most part, we haven't had many significant issues. When people with kids are the renters, they are using the outside amenities during daylight hours - we have NO problem with this. Our complaint is when it is used for bachelor/bachelorette parties or all adult rentals that involve alcohol. They get drunk and loud, regularly waking us up at various times (2 am, 4 am etc.) while they are sitting in the hot tub that is on the same side as our bedroom wing. We've flashed our outside lights at them, but at that point it's virtually impossible to get back to sleep. When we did call the non-emergency line asking for extra patrols when the renters were playing beer pong in the front yard, we were told that was not a thing - we would need to call with a specific complaint. We haven't wanted to call the police for 2 reasons: 1. By the time police arrive they would have quieted down and 2. The neighbors on the other side have young children and we don't want to wake them up either.

I've been told that the owners post rules about being good neighbors, but that doesn't seem to help. I realize that they are trying to earn money by this investment, but they are not here in the middle of the night to deal with the problem.

Please let me know what next steps we need to take in regards to this issue.

[REDACTED]

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Request for Consideration from a NRH STR Owner
Date: Monday, September 22, 2025 2:42:43 PM

Dear Mayor and Council Members,

Humble Submission:

In 2016, at the age of 60, I made the bold decision to relocate my family from India to the United States. It meant starting life from scratch. I worked long hours, including early morning Uber shifts and a part-time job at a local restaurant — all while studying for my Texas Real Estate license. My wife worked as a babysitter and my daughter at a daycare center, as together we did everything we could to build a future here.

Still, we needed additional revenue to support our family. That is what led me to invest in a Short-Term Rental (STR). After speaking with several cities, I chose North Richland Hills because I was encouraged to operate with a rental permit and was told that if the City were ever to ban STRs, my property would typically be grandfathered in. With that assurance, we took a leap of faith, borrowing money, maxing out credit cards, and investing everything we had into creating something truly special.

Our property is unlike any other STR in the U.S., perhaps even the world: it features private tennis, pickleball, and basketball courts with an NBA-standard backboard, plus a full golfing experience with a putting green, driving net, and sand bunker, set against the backdrop of beautiful palm trees. Guests often tell us their kids never want to leave. This is more than just lodging — it's an attraction that has put North Richland Hills on the map.

Now, the proposed restrictions threaten not just my role as an STR owner, but my family's livelihood. Even occupancy limits matter. Allowing three people per bedroom plus two additional guests gives us a fair chance to meet our debt obligations and continue contributing to the local economy. Limiting it further would make survival nearly impossible.

I stand before you not only as an STR owner but as someone who poured his life, savings, and hope into this City. I respectfully urge you to consider an ordinance that balances community needs while also protecting families like mine who invested in good faith under valid permits.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

Regards,

Sent from my iPhone

From: [REDACTED]
To: [Matt Blake](#); [Cecille Delaney](#); [Ricky Rodriguez](#); [Danny Roberts](#); [Kelvin Deupree](#); [Billy Parks](#); [Jack McCarty](#); [Russ Mitchell](#); [NRH Planning Rentals](#)
Subject: #2 - Multi-Family Units in NRH do not allow STR or Sub-Leases
Date: Monday, September 22, 2025 4:48:14 PM

Hi All,

I called several apartment complexes (if not all) in NRH. Many of the ones that I left a message at are Class C, meaning not very nice. The restriction of only allowing STR in MF zoning is essentially banning STR. None of the newer complexes allow tenants to rent on STR sites. None of the ones in Hometown or City Point as well.

The only 2 that allow it are owned by the same company (IRT) and only allow 120days or less.

Complex	STR
Enclave	No
Sovereign	No
IronCrest	No
Parkwyn	No
Fleetwood	No
Grayson Ridge	No
Appian	No
Abbey	No
Riata	No
Emerald Park	No
The Hills	No
Haven	No
Venue	No
Delegate	No
Skylark	No
Encore	No
Waterford on the Green	No
Wellington senior	No
Glenview Square	No
26 @ City Point	No
Wood Meadow	No
Station 121	No
Meadows	Only 120days max
Delano	Only 120days max
Glenview Garden	Closed until Tues
8500 Harwood	Left Message
Cavalli	Left Message
Davis Park	Left Message
Barrett Creek	Left Message

Haven NRH
Diamond Loch
Emerald Run
Maplewood
Davis Plaza

Left Message
Left Message

Left Message
Left Message

From: [REDACTED]
To: [Matt Blake](#); [Cecille Delaney](#); [Ricky Rodriguez](#); [Danny Roberts](#); [Kelvin Deupree](#); [Billy Parks](#); [Jack McCarty](#); [Russ Mitchell](#); [NRH Planning Rentals](#)
Subject: #3 STR: City of Dallas Staff Report
Date: Monday, September 22, 2025 4:59:28 PM
Attachments: [image.png](#)
[STR Data Analysis 05032021.pdf](#)

Please see attached COD staff report showing no greater nuisance, risk or problem associated with STRs. It seems that the City of NRH council has forgotten the mission statement and vision for the city.

Just because you think you can legally do something because of PRECEDENCE in neighboring communities does NOT mean you should especially in light of the VISION, MISSION & CORE VALUES that were just written last year.

Vision Includes - BUSINESS WELCOMING. It does not say resident or voter focused ONLY.

Mission includes - BUSINESS FRIENDLY

Core Values - I believe allowing continuing operations & welcoming new operators encompasses the core values as listed below.

City Council Goals

Vision

To be the standard for transparent, resident-focused, fiscally-responsible, business-welcoming municipal government in Texas.

Mission

To promote an exceptional quality of life for our community by being resident-focused, fiscally responsible, and business-friendly.

Goals

- Drive operational excellence into every area.
- Become easier to do business with.
- Steward the public's money well.
- Be a great place to work.
- Revitalize neighborhoods and commercial corridors.
- Engage residents to enhance connection with the city and their neighbors.
- Improve safety, security, and infrastructure every day.

Core Values

- Respect
- Service
- Productivity
- Integrity
- Responsibility
- Innovation
- Teamwork

Thanks

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Matt Blake](#); [Cecille Delaney](#); [Ricky Rodriguez](#); [Danny Roberts](#); [Kelvin Deupree](#); [Billy Parks](#); [Jack McCarty](#); [Russ Mitchell](#); [NRH Planning Rentals](#)
Subject: NRH Residential Housing Stats - Mentioned in Public Comments
Date: Tuesday, September 23, 2025 9:20:25 AM
Attachments: [Hotsheet.csv](#)
[NRH vs Tarrant AllTime DOM.pdf](#)
[NRH Inventory Count AllTime.pdf](#)
[NRH Sales Price All Time.pdf](#)
[NRH Inventory Supply AllTime.pdf](#)
[NRH active listings 09232025.pdf](#)
[property-search-results-2025-09-10.xlsx](#)

Hi all,

Here's the supporting market information I provided in the public comments section last night.

Wanted to highlight that of the 224 active listings as of today, 47% of them have had recent price drops. Almost 50% have been listed for more than 60 days & 75% over 30days. There is absolutely NO housing shortage and there's absolutely no investors making it difficult for people to buy homes in NRH.

I have attached the EXCEL export & PDF, but have pasted the results for simplicity.

PriceDrops		108	47.0%
total		230	
dom	Count	% of Active	
	Coming		
	Soon	6	3%
0	7	13	6%
8	30	57	25%
31	60	55	24%
61	90	47	20%
91+		52	23%
		230	

I am including several TREND charts showing the "housing crisis" started taking off in 2012, but was exemplified during 2020-2022 primarily due to the COVID policies in other states. There are numerous articles that substantiate this.

I am trying to keep these emails short and limited to a single topic; however, these are closely tied to values.

With regard to investors raising property values, I would like to point out that those property values feed into your budget assumptions and tax revenue assumptions. Non-owner occupied properties are not eligible for any exemptions and their appraisal cap is higher than the limits allowed for properties with exemptions like homestead and/or over 65. Has anyone quantified the financial impact for the extreme scenario that all properties in NRH are now subject to homestead exemption and a reduction in property tax appraised value. What would be the loss in tax revenue if all investor owned properties were eliminated? What about 50%?

I have attached homeowner information for the property owners on Carston Court who showed up to oppose STRs but did not speak or provide any information about being near an STR or any problems. They are all neighbors of former city council member, Place 4, Mason Orr. There are NO STRs on their closed end street and would not be impacted by any STR. This sounds like another baseless claim against STRs without any type of evidence. I was truly hoping we had elected officials that based decisions and ordinance on data and evidence over emotions. It is also clear the city is more worried about "Winning a law suit verus Avoiding a law suit."

It is also further noted and affirmed by Charlie Belin Ruiz that the primary reason city council did not vote on 9.8.2025 was to appease the constituents in HOME TOWN to remove their little area from the proposed zones. I also know you have received emails from HomeTown residents in opposition to this ban.

I also drive for UBER in NRH, and none of the residents (10+) I have picked up in the last 2 weeks had ANY knowledge of this proposed ordinance. Communication methods are not sufficient. The bigger issue is the water billing for most residents. I can send you my detailed pickup log to confirm this as well. I would also like to call attention to the fact that church members seem to have more direct impact with the Mayor and City Council per the comments made during the open work session. Is the best approach for residents & property owners to visit your respective churches? Does that have more impact? Most of the general public is still waiting for statistical data to show that there is a problem with STR in NRH. The city has been unable to provide that information.

The values and positive impact that STRs bring to the community far outweigh the nuisances that were provided without any support. Very nice summary from chatgpt but doesn't include all the public comments you heard in the 9.8 meeting.

From: [REDACTED]
To: [NRH Planning Rentals](#)
Subject: Short term rentals
Date: Saturday, September 27, 2025 11:42:16 AM

We recently relocated to NRH from Prescott, AZ and one of the reasons was short term rentals.

They were allowed in our previous area and ruined the quiet peaceful neighborhood. Strangers changed out weekly, some had no consideration in regards to loud parties, encroaching on our parking area, bringing in ATV's etc. and driving fast on narrow rural streets where children played and people walked dogs.

If citizens bought homes in a neighborhood...that's what you expect to get. You don't expect a hotel atmosphere next or across from you. It's a lucrative business but honestly, it's not the homeowner paying the price....its the neighbors and neighborhood. It's a real shame and should not be allowed except in new areas where it's zoned that way and people purchasing homes know the circumstances.

Thank you

Sent from my iPhone