

NRH Short-Term Rental Town Hall Feedback Form

Address:

Coventry Estate

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

Hotels/STR should NOT BE in residential  
neighbors

☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads     | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out    | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input checked="" type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:)                |

Many other neg experiences. Many!

# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or

Neighborhood:

Coventry Estates

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

STRs should not be in residential neighborhoods

☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                 |

**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Covington Estates

Y/N Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

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Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

Parties or loud groups at night

Lack of property maintenance

Other (please share below:

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# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Southfield Acres

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All single-family residential | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core            | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center          | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:      |

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or

Neighborhood:

FOUNTAIN RIDGE

☒ Y / ☐ N

Do you believe you have short-term rentals in your neighborhood? ;

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐

All single-family residential

☒

Town Center Neighborhood Core

☒

Town Center Neighborhood Center

☒

TOD areas

☐

Multi-family properties

☒

Commercially-zoned properties

Other comments regarding zoning:

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Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒

Excessive cars parked on roads

☐

Garbage overflowing or left out

☐

Negative interactions with renters

☒

Parties or loud groups at night

☒

Lack of property maintenance

☐

Other (please share below:

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# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:



Iron Hill Commons

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |  |
|--|--|
| <input type="checkbox"/> Excessive cars parked on roads                | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out               | <input type="checkbox"/> Lack of property maintenance    |
| <input checked="" type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

Coventry Estates

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☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☐  
☐  
☐

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

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Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒  
☐  
☐

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☒  
☐  
☐

Parties or loud groups at night

Lack of property maintenance

Other (please share below:

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

HOMETOWN EAST  
\_\_\_\_\_  
\_\_\_\_\_

Y ☒ N Do you believe you have short-term rentals in your neighborhood?

Y ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y ☒ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:)     |

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

7713 Bridlewood Ct  
\_\_\_\_\_  
\_\_\_\_\_

Y ☒ N Do you believe you have short-term rentals in your neighborhood?

Y ☒ N Do you believe short-term rentals should be allowed in residential areas? NONE OF ANY KIND

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

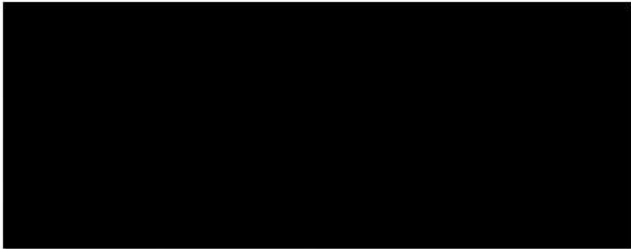
If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads     | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out    | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input checked="" type="checkbox"/> Negative interactions with renters | <input checked="" type="checkbox"/> Other (please share below:      |

ILLEGAL ACTIVITY - DRUGS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

Whispering Oaks  
\_\_\_\_\_  
\_\_\_\_\_

Y/N ☒ Do you believe you have short-term rentals in your neighborhood?

Y/N ☒ Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y/N ☒ Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below):     |

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

NRH

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> All single-family residential | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core            | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center          | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

WE TRY TO BE A+ MEMBERS OF OUR COMMUNITY PROVIDING A  
HOME FOR GUESTS TO VISIT THE AREA. WE FEEL STRONGLY  
THAT RULES ARE IMPORTANT TO KEEP STR PROPERTIES UP  
TO EXPECTED STANDARDS.

☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

NEVER HAD ANY ISSUES WITH NEIGHBORS OR GUESTS.  
EVERYONE FOLLOWS THE RULES + REGULATIONS ESPECIALLY  
WITH QUIET TIMES BETWEEN 10PM + 8AM.

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

SMITHFIELD

Y/N Do you believe you have short-term rentals in your neighborhood?

☒ Y Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All single-family residential | <input type="checkbox"/> TOD areas                          |
| <input type="checkbox"/> Town Center Neighborhood Core            | <input checked="" type="checkbox"/> Multi-family properties |
| <input type="checkbox"/> Town Center Neighborhood Center          | <input type="checkbox"/> Commercially-zoned properties      |

Other comments regarding zoning:

Multi-family areas should most definitely be allowed to operate as an STR. Multi-family properties are ~~local~~ businesses by default.

Y/☒ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below):     |

As an STR owner in Waco, TX in a single family zone, I've never had any complaints from my neighbors over the past three years. I have cameras at entrances/exits as well as use Noiseaware.

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

CARSTON COURT

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐

All single-family residential

☐

TOD areas

☐

Town Center Neighborhood Core

☐

Multi-family properties

☐

Town Center Neighborhood Center

☐

Commercially-zoned properties

Other comments regarding zoning:

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☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒

Excessive cars parked on roads

☒

Parties or loud groups at night

☐

Garbage overflowing or left out

☒

Lack of property maintenance

☒

Negative interactions with renters

☐

Other (please share below:

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

N.R.H.

☒ N Do you believe you have short-term rentals in your neighborhood? *next door*

☒ N Do you believe short-term rentals should be allowed in residential areas? *Absolutely not*

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☒ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below):                |

*We are zoned residential, but have had to call the police to the short-term rental next door numerous times about the above checked items on the house next door over the past year. We don't understand why this is allowed in a residential zone. For the most part the house is used for parties.*



# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

CARSTON CT Homeowners  
ASSC.

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☐ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                 |

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

CARSTON COURT

Y/N Do you believe you have short-term rentals in your neighborhood? next door

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night          |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance <u>barely adequate</u> |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                          |

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y/N Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas                     |
| <input checked="" type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input checked="" type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

*I don't see any real issues with STRs. All the issues I've heard are due to imagined problems rather than actual problems. With that said, if extra taxes are to be levied on STR owners, I'd like more info on what they are and why they're applied to STRs only. Thanks*

Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below):     |

*If all other NRH city ordinances are being enforced, no special ordinances need be applied to STRs.*

# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Carston Ct.

Y/N Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

Our neighbor hood is only 15 high end custom built homes. We are also one way in + out onto Puget Sound.

Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below):                |

The worst case was a party of way more than the home can handle. Also there were easily 20 plus cars parked up + down the street. The party went on well past midnight. I did give the homeowners a chance to break it up - they never came. The police had been called by several residents - They did not come till after 3am - when the party goers ripped their cars + squeaked tires.

# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Carston Ct.

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

Our neighborhood is only 15 single family homes  
with only one way in and out onto Buford St.  
All the homes are custom homes + high end builds

☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                 |

There was a party well past midnight - I did  
ask the homeowner a chance to come and end the party  
at one time close to 20 plus cars on our small  
court. The homeowners never showed up. Police  
finally came after 3am when party goes  
reke cars + squealed tires

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y/N ☒ Do you believe you have short-term rentals in your neighborhood?

Y/N ☒ Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

Commercial uses belong in  
commercial areas.

Y/N ☒ Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |



# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y/N Do you believe you have short-term rentals in your neighborhood? Y

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☒

All single-family residential

☒

TOD areas

☒

Town Center Neighborhood Core

☒

Multi-family properties

☒

Town Center Neighborhood Center

☒

Commercially-zoned properties

Other comments regarding zoning:

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Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒

Excessive cars parked on roads

☒

Parties or loud groups at night

☐

Garbage overflowing or left out

☐

Lack of property maintenance

☐

Negative interactions with renters

☐

Other (please share below:

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# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Smithfield Acres

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐

All single-family residential

☐

Town Center Neighborhood Core

☐

Town Center Neighborhood Center

☐

TOD areas

☐

Multi-family properties

☒

Commercially-zoned properties

Other comments regarding zoning:

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☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒

Excessive cars parked on roads

☐

Garbage overflowing or left out

☒

Negative interactions with renters

☒

Parties or loud groups at night

☐

Lack of property maintenance

☐

Other (please share below:

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Smithfield Acres

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☐  
☐  
☒

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

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☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒  
☐  
☒

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☒  
☐  
☐

Parties or loud groups at night

Lack of property maintenance

Other (please share below:

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## NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y / ☒ N Do you believe you have short-term rentals in your neighborhood?

Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                 |

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**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

Forest Glenn West  
\_\_\_\_\_  
\_\_\_\_\_

Y / ☒ N Do you believe you have short-term rentals in your neighborhood?

Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night         |
| <input type="checkbox"/> Garbage overflowing or left out    | <input checked="" type="checkbox"/> Lack of property maintenance |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:              |

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Old NRH

Y/N ☒ Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐

All single-family residential

☐

TOD areas

☐

Town Center Neighborhood Core

☐

Multi-family properties

☐

Town Center Neighborhood Center

☐

Commercially-zoned properties

Other comments regarding zoning:

Depends on the regulations

Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒

Excessive cars parked on roads

☒

Parties or loud groups at night

☐

Garbage overflowing or left out

☒

Lack of property maintenance

☐

Negative interactions with renters

☒

Other (please share below):

Not Sure - unaware of any in our area.

See above/ <sup>below</sup> for common problems - may not be related to Shortterm Rentals

other: speeding along residential roads

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

Also - STR are detrimental to Families  
w/ Kids --- driving them out of MKT.

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

Parking & Fast Driving along residential streets

# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Email: \_\_\_\_\_

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

*Property owners should be compensated for expected  
reduction in property values. State & City  
should distribute licensing fees & fines if imposed*

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below):                |

*or STRS*

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Glenann Subd.

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☐  
☒  
☐

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

We have no HOA & homes are being  
sold to these flipper/investors

We no longer know our neighbors!

☐ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒  
☒  
☐

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☒  
☒  
☒

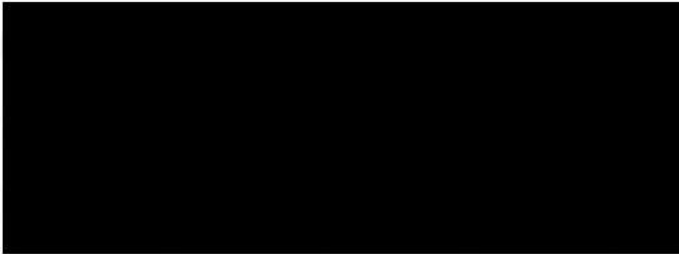
Parties or loud groups at night

Lack of property maintenance

Other (please share below):

- Groups out in the street !!
- Too close to Smithfield Middle School
- Don't have contact info of owner
- Renters were speeding down Shen Ln around Donna's' Randy this Spring
- Two homes next door to each other is advertised for large groups

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

GRATAM RANCH  
(SINGLE FAMILY)

Y/N Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential  
Town Center Neighborhood Core  
Town Center Neighborhood Center

☒  
☒  
☒

TOD areas *TRANSIT CENTERS*  
Multi-family properties  
Commercially-zoned properties

Other comments regarding zoning:

*\*TOD - ONLY IF W/IN 1/2 MILE OF TRANSIT CENTER AND  
NONE @ ALL @ SINGLE FAMILY RESIDENTIAL*

Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒  
☐  
☐

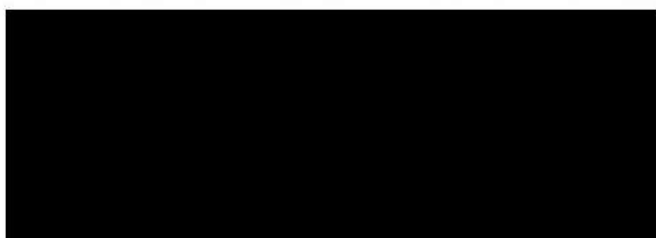
Excessive cars parked on roads  
Garbage overflowing or left out  
Negative interactions with renters

☐  
☐  
☐

Parties or loud groups at night  
Lack of property maintenance  
Other (please share below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

FOREST GLENN EAST

Y ☒ N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☐  
☐  
☒

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

LIMIT THE NUMBER OF STR IN A NEIGHBORHOOD  
PET RESTRICTIONS  
CONFLICT WITH HOA RESTRICTIONS

Y ☒ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☐  
☐  
☐

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☐  
☐  
☐

Parties or loud groups at night

Lack of property maintenance

Other (please share below:

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Holly Wren

Y/N Y Do you believe you have short-term rentals in your neighborhood?

Y/N Y Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y/N Y Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below):     |

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas               |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties      |

Other comments regarding zoning:

*strict regulations need to be enforced  
for traffic flow, multiple cars and parties*

☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out           | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters        | <input type="checkbox"/> Other (please share below):                |

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

- ☒ Y/N Do you believe you have short-term rentals in your neighborhood? *there are 9 - one is directly across the st & next door to a at home daycare*
- Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

*Should not be allowed within certain distance from schools, daycares - at home + state licensed. And the homes should have been inspected + if flipped must have permit for said garage conversion to bedroom (even though there are no windows in garage/bedroom)*

- ☒ Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads     | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out    | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input checked="" type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below):                |

*All of the Above + police have been called. When a group of adult men were leaving they bragged to my husband about picking up women in Dallas + having a great time at the Airbnb.*

*House at 6505 Briley has a pool, backs up to the Joanne Johnson trail + is next door to a at home daycare.*

*We have lived here since 1995 + have loved our neighborhood until now.*

**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

COVENTRY ESTATES

Y/N Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out           | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters        | <input type="checkbox"/> Other (please share below:                 |

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NRH Short-Term Rental Town Hall Feedback Form

ELDS ARE OPTIONAL)

Address or  
Neighborhood:

Email:

Y / N Do you believe you have short-term rentals in your neighborhood?

yes

Y / N Do you believe short-term rentals should be allowed in residential areas?

yes

Please select any areas in which you believe they should be permitted:

☒  
☒  
☒

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☒  
☒  
☒

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

all

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☐  
☐  
☐

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☐  
☐  
☐

Parties or loud groups at night

Lack of property maintenance

Other (please share below:



Also - Please have your city attorney look at whether there is a way to put out a public notice which will keep people from buying while this process is going on fast to be grandfathered and avoid the zoning regulations

# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or

Neighborhood:

Skylark Circle -  
Near Iron Horse  
golf course

Y/N Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

Zoning and regulations (and enforcement) are the only ways we can protect our neighborhoods and the investments we have made in this city for years

Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below):     |

None Known but in other locations I have seen all of the above

Thank you for soliciting our input - I would ask everyone in the City to please think about what reason there is for homeowners in North Richland Hills to have less protection than homeowners in Plano, Grapevine or Fort Worth. We would ask, please, for your help on this. Thanks!

Filled out prior to meeting.  
Questions may have been answered.

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Pleasant Dream HOA

Y/☒ Do you believe you have short-term rentals in your neighborhood?

Y/N Do you believe short-term rentals should be allowed in residential areas? *see below*

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |
- ↓

Other comments regarding zoning:

*What is short-term - for less than 3-6 mos,  
STR should not be allowed  
(No weekend rental)*

Y/☒ Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

*These are potential problems, plus:*  
*• Poor landscape maintenance*  
*• Parking in yards or on streets (large trucks, etc)*  
*• Too many occupants*  
*• Potential gangs or terrorists*  
*• Lack of owner control*

*Other: How will administration of this program be handled by the city?*

**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y / N ☒ Do you believe you have short-term rentals in your neighborhood?

Y / N ☒ Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

*None*

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NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out           | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters        | <input checked="" type="checkbox"/> Other (please share below:      |

Increased traffic  
Don't know who's in the neighborhood

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NRH Short-Term Rental Town Hall Feedback Form

(OPTIONAL)

Address or

Neighborhood:

Briarwood

yes

Y/N

Do you believe you have short-term rentals in your neighborhood?

No

Y/N

Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☐  
☒  
☒

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒  
☐  
☐

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☒  
☒  
☒

Parties or loud groups at night

Lack of property maintenance

Other (please share below:

Increased traffic - speeding  
unknown people - coming and going?  
Registered and unregistered predators  
People roving @ Night - pranking residents

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Carston Court



Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☐  
☒  
☒

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

We strongly support STR only being allowed  
in multi-family properties and commercially  
zoned properties, and not in single family  
neighborhoods! Thank you!

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒  
☒  
☒

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☒  
☒  
☐

Parties or loud groups at night

Lack of property maintenance

Other (please share below:

In Carston Ct. the STR has been a  
very negative experience  
(Thank you for the forum tonight)

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

[Redacted Address]

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

NO!!!

Please select any areas in which you believe they should be permitted:

☒ ~~All single-family residential~~

☐ Town Center Neighborhood Core

☐ Town Center Neighborhood Center

?

☒ TOD areas

☒ Multi-family properties

☒ Commercially-zoned properties

Other comments regarding zoning:

The main area should be TOD

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☐ Excessive cars parked on roads

☐ Garbage overflowing or left out

☐ Negative interactions with renters

☒ Parties or loud groups at night

☒ Lack of property maintenance

☐ Other (please share below:

[Empty lines for additional comments]

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)



Address or  
Neighborhood:

Reserve at Forest Glenn

Y/N ☒ Do you believe you have short-term rentals in your neighborhood?

Y/N ☒ Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- ☐ All single-family residential - No
- ☐ Town Center Neighborhood Core
- ☐ Town Center Neighborhood Center

- ☐ TOD areas
- ☒ Multi-family properties
- ☐ Commercially-zoned properties

Other comments regarding zoning:

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Y/N ☒ Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- ☒ Excessive cars parked on roads
- ☐ Garbage overflowing or left out
- ☐ Negative interactions with renters

- ☒ Parties or loud groups at night
- ☒ Lack of property maintenance
- ☐ Other (please share below:

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**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

*STL is great for the community when managed well.*

☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

*Only bad neighbors!*

**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

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☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

None

☐ Y / ☒ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

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# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Coventry Place Estates

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

Can software be used to limit number of STRs in a  
certain neighborhood (if allowed)?

☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                 |

Increased numbers of STRs means less families in neighborhoods  
feeding our schools - already seeing declining enrollment



NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y / N Do you believe you have short-term rentals in your neighborhood?

Yes. I know for sure. Have spoken w/ investors.

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |                             |                                 |                                     |                               |        |
|-----------------------------|---------------------------------|-------------------------------------|-------------------------------|--------|
| <input type="checkbox"/> NO | All single-family residential   | <input type="checkbox"/> ?          | TOD areas                     | Unsure |
| <input type="checkbox"/> NO | Town Center Neighborhood Core   | <input checked="" type="checkbox"/> | Multi-family properties       |        |
| <input type="checkbox"/> NO | Town Center Neighborhood Center | <input checked="" type="checkbox"/> | Commercially-zoned properties |        |

Other comments regarding zoning:

Please limit or eliminate STRs in ALL Single Family neighborhoods.

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |                                     |                                    |                                     |                                 |
|-------------------------------------|------------------------------------|-------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> | Excessive cars parked on roads     | <input checked="" type="checkbox"/> | Parties or loud groups at night |
| <input checked="" type="checkbox"/> | Garbage overflowing or left out    | <input checked="" type="checkbox"/> | Lack of property maintenance    |
| <input type="checkbox"/>            | Negative interactions with renters | <input checked="" type="checkbox"/> | Other (please share below:      |

I believe that at least one property in my neighborhood exceeds the permitted number of bedrooms - which is to say rooms have been converted to create additional beds.

Thus →

It's really important to me that occupancy rates are enforced.

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y / ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads     | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out    | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input checked="" type="checkbox"/> Negative interactions with renters | <input checked="" type="checkbox"/> Other (please share below:      |

Safety, transient people, fast driving, drunk driving  
low enrollment at our school, houses keep going  
to rentals  
hard to

**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☐ Y ☒ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads     | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance               |
| <input checked="" type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:                 |

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Coventry Place

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

yes. There are 4 - one lives in Israel

☐ Y ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☒  
☐  
☒

TOD areas

Multi-family properties

Commercially-zoned properties

if necessary but prefer none

Other comments regarding zoning:

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☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒  
☒  
☒

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☒  
☒  
☐

Parties or loud groups at night

Lack of property maintenance

Other (please share below):

many negative experiences with a house only available for 6 months.

I do not feel ~~comfortable~~ comfortable sending my children out in the neighborhood.

limits the families that can live in our area that impacts schools & community.

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas? *with Regulations*

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

*Like the restrictions & guidelines you are talking about putting in place. I had an Airbnb for 5 years with no complaints if the owner is living near the STR they will care. Regulate them up in the city itself. Strict monitoring is essential & will filter out the noncompliant STR's*

☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

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**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |   |   |
|---|---|
| <input type="checkbox"/> All single-family residential            | <input checked="" type="checkbox"/> TOD areas                     |
| <input checked="" type="checkbox"/> Town Center Neighborhood Core | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center          | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

*Not in mine*  
Y/N

Do you believe you have short-term rentals in your neighborhood?

Y/N *(circled)* Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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Y/N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |  |
|---|--|
| <input type="checkbox"/> Excessive cars parked on roads     | <input type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out    | <input type="checkbox"/> Lack of property maintenance    |
| <input type="checkbox"/> Negative interactions with renters | <input type="checkbox"/> Other (please share below:      |

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NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y / N Do you believe you have short-term rentals in your neighborhood? *maybe one*

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

*11*  
*7/6/11*

☒  
☐  
☐

All single-family residential

Town Center Neighborhood Core

Town Center Neighborhood Center

☐  
☒  
☐

TOD areas

Multi-family properties

Commercially-zoned properties

Other comments regarding zoning:

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Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☐  
☐  
☐

Excessive cars parked on roads

Garbage overflowing or left out

Negative interactions with renters

☐  
☐  
☐

Parties or loud groups at night

Lack of property maintenance

Other (please share below:

*We have heard of Noise, trash, drugs, !!*  
*lowered property value and too many cars!!*  

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**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

Y ☒ N ☐ Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐

All single-family residential

☐

TOD areas

☒

Town Center Neighborhood Core

☒

Multi-family properties

☒

Town Center Neighborhood Center

☒

Commercially-zoned properties

Other comments regarding zoning:

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☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☒

Excessive cars parked on roads

☒

Parties or loud groups at night

☒

Garbage overflowing or left out

☐

Lack of property maintenance

☒

Negative interactions with renters

☐

Other (please share below:

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**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Name: \_\_\_\_\_

Address or \_\_\_\_\_

Phone: \_\_\_\_\_

Neighborhood: \_\_\_\_\_

Email: \_\_\_\_\_

Y / ☒ N Do you believe you have short-term rentals in your neighborhood?

Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

☐

All single-family residential

☐

TOD areas

☐

Town Center Neighborhood Core

☐

Multi-family properties

☐

Town Center Neighborhood Center

☐

Commercially-zoned properties

Other comments regarding zoning:

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Y / ☒ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

☐

Excessive cars parked on roads

☐

Parties or loud groups at night

☐

Garbage overflowing or left out

☐

Lack of property maintenance

☐

Negative interactions with renters

☐

Other (please share below:

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**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |  |
|--|--|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

When I bought my home 20+ years ago, I didn't agree to live next to a hotel. My husband and I have put a lot of time and money into our home. I want to protect my investment and quality of life.

☒ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out           | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters        | <input type="checkbox"/> Other (please share below:                 |

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**NRH Short-Term Rental Town Hall Feedback Form**  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

I hope the City does not grandfather any STRs in  
areas where they get zoned out of.

☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                 |

NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y / ☐ N Do you believe you have short-term rentals in your neighborhood?

☐ Y / ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input checked="" type="checkbox"/> TOD areas                     |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☐ Y / ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads     | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out    | <input checked="" type="checkbox"/> Lack of property maintenance    |
| <input checked="" type="checkbox"/> Negative interactions with renters | <input checked="" type="checkbox"/> Other (please share below:      |

? They don't know when there are sprinkler issues.

one of the STRs displays at the wrong location on a map. A one point showed the location of my house as the location for the STR.

Last I checked, via the map the STR shows as located in someone else's backyard

Will they need to comply with the Americans with Disabilities Act?



NRH Short-Term Rental Town Hall Feedback Form  
(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood? *100% Known fact Multiple!!!*

☐ Y ☒ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input checked="" type="checkbox"/> Multi-family properties       |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

*Hotels (short term rentals) should not be in ~~neighbor~~ neighborhoods*

☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads  | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input checked="" type="checkbox"/> Garbage overflowing or left out | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters         | <input type="checkbox"/> Other (please share below:                 |

*Many vehicles parked in front of my house. Late and loud comings and goings. Trash left out days before pickup. Broken furniture frequently left on curb for ~~days~~ days before pickup. Large groups of ~~strangers~~ strangers partying outside at night ~~make~~ make neighborhood feel less safe.*

# NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

Address or  
Neighborhood:

☒ Y ☐ N Do you believe you have short-term rentals in your neighborhood?

☒ Y ☐ N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- |  |   |
|--|---|
| <input type="checkbox"/> All single-family residential   | <input type="checkbox"/> TOD areas                                |
| <input type="checkbox"/> Town Center Neighborhood Core   | <input type="checkbox"/> Multi-family properties                  |
| <input type="checkbox"/> Town Center Neighborhood Center | <input checked="" type="checkbox"/> Commercially-zoned properties |

Other comments regarding zoning:

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☒ Y ☐ N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Excessive cars parked on roads | <input checked="" type="checkbox"/> Parties or loud groups at night |
| <input type="checkbox"/> Garbage overflowing or left out           | <input type="checkbox"/> Lack of property maintenance               |
| <input type="checkbox"/> Negative interactions with renters        | <input checked="" type="checkbox"/> Other (please share below:      |

CARS & People AROUND  
CARS RACING up & Down  
STREET  
People walking through YARDS  
CARS blocking entrances

[REDACTED]

**To:**

[REDACTED]

[NRH Planning Rentals](#)

**Subject:**

100% behind regulations on short term rentals.

**Date:**

Wednesday, July 30, 2025 2:04:40 PM

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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 quite 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]

**To:** [REDACTED]

[NRH Planning Rentals](#)

**Subject:**

feedback on short term rentals

**Date:**

Friday, August 15, 2025 4:39:22 PM

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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:** [Christy Hardy](#)  
**To:** [NRH Planning Rentals](#)  
**Subject:** FW: Confirmation of email address to use for input about short term rentals  
**Date:** Friday, July 25, 2025 3:44:11 PM  
**Attachments:** [image001.png](#)

---

Forwarding for your awareness.

Thank you,  
Christy Hardy

---

**From:** Christy Hardy **On Behalf Of** NRHADMIN NRHADMIN

**Sent:** Friday, July 25, 2025 3:24 PM

**[REDACTED]**

**Subject:** RE: Confirmation of email address to use for input about short term rentals

Good afternoon **[REDACTED]**

Thank you for reaching out to the City of North Richland Hills. I apologize for the delay in responding, the email below was inadvertently sent to our spam folder.

We are still gathering citizen input at this time to help ensure the ordinance reflects the needs and values of the NRH community. For any questions, comments, or concerns regarding short term rentals in North Richland Hills, we ask that emails be sent to [rentals@nrhtx.com](mailto:rentals@nrhtx.com).

Thank you,



Christy Hardy  
Executive Secretary  
City Manager's Office  
City of North Richland Hills  
4301 City Point Drive  
North Richland Hills, TX 76180  
817-427-6004 | [chardy@nrhtx.com](mailto:chardy@nrhtx.com)

---

**[REDACTED]**

**Sent:** Wednesday, July 16, 2025 3:58 PM

**To:** NRHADMIN NRHADMIN <[NRHADMIN@nrhtx.com](mailto:NRHADMIN@nrhtx.com)>

**Subject:** Confirmation of email address to use for input about short term rentals

I attended the meeting last night, and discussed the presentation with some of my neighbors. If some of them want to have input, would this be the correct address to use?

NRHTX.com/str

[REDACTED]



**To:** [REDACTED]

**Subject:**

**Date:**

[REDACTED] [NRH Planning Rentals](#)

I support short term rentals!

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](#)

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

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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]

██████  
To:

██████  
[NRH Planning Rentals](#)

██████  
Subject:  
Date:

██████  
Input Regarding Short Term Rental Regulations  
Saturday, August 16, 2025 11:38:47 AM

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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]

**To:**

[NRH Planning Rentals](#)

**Subject:**

input

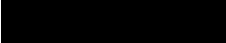
**Date:**

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.

  
resident since 1978

[REDACTED]

**To:**

**Subject:**

**Date:**

[REDACTED]

[NRH Planning Rentals](#)

Our Input for Short-term Rentals

Monday, August 11, 2025 7:49:49 PM

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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]



[REDACTED]

**To:**

[REDACTED]

[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]

[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 Signature]



**Subject:**  
**Date:**



[NRH Planning Rentals](#)  
Re: Comment Regarding Short Term Rental Ordinance  
Tuesday, July 15, 2025 2:13:19 PM

---

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



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 [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]

**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:

I  
As a property owner and resident of [REDACTED]  
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.  
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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]



**To:** [REDACTED]

[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]

[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

[REDACTED]

**To:**

[REDACTED]

[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]

**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 [REDACTED]

Best Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)



[REDACTED]

**To:**

[REDACTED]

[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

**To:**

[NRH Planning Rentals](#)

**Subject:**

short term rental at 6505 Briley drive, nrh 76180

**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]

**To:**

[NRH Planning Rentals](#)

**Subject:**  
**Date:**

short term rental comments  
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]

[REDACTED]

**To:**

[REDACTED]

[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]

[REDACTED]

**To:**

[REDACTED]

[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,

[REDACTED]

[REDACTED]



**To:**

[NRH Planning Rentals](#); [REDACTED]

**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]

**To:** [REDACTED]

[REDACTED] [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]



**Subject:**  
**Date:**



[Rentals](#)  
short term rental regulations  
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.



**To:** [REDACTED]

[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:** 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]

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

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Hi there NRH friends,

My name is [REDACTED]. I live at [REDACTED]. My son [REDACTED] 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.

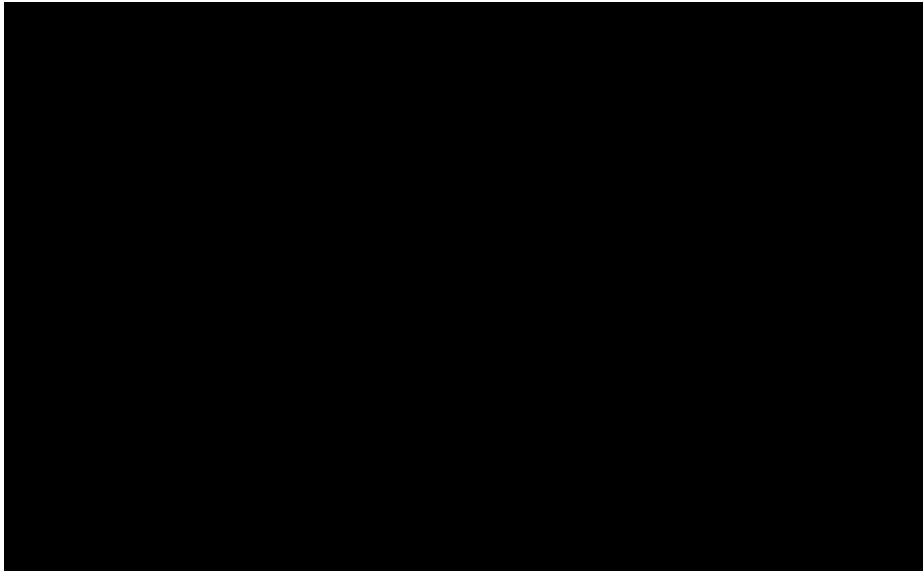
Buoyantly,



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.



**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

Get [Outlook for Android](#)

**To:** [REDACTED]

[NRH Planning Rentals](#)

**Subject:**

Short Term Rentals in North Richland Hills

**Date:**

Wednesday, August 6, 2025 7:34:39 PM

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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]

**To:**

[NRH Planning Rentals](#)

**Subject:**

Short term rentals.

**Date:**

Tuesday, July 15, 2025 4:35:07 PM

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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

**To:**

[NRH Planning Rentals](#)

**Subject:**

Short term rentals

**Date:**

Friday, August 1, 2025 10:54:09 AM

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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.

NRH

[REDACTED]

**To:**

[REDACTED]

[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]

**To:**

[NRH Planning Rentals](#)

**Subject:**

Short Term Rentals

**Date:**

Thursday, August 7, 2025 10:29:24 AM

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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 signature block]



**To:**

[NRH Planning Rentals](#)

**Subject:**

Short Term Rentals

**Date:**

Friday, August 15, 2025 8:23:56 AM

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We live [REDACTED] next door to a STR [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

[REDACTED]

**To:**

[REDACTED]

[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. I live on Wyoming Trail. The short term rentals would also devalue our property. Please do not pass this ordinance.

**To:** [REDACTED]

[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]

[REDACTED]

**To:**

[REDACTED]

[NRH Planning Rentals](#)

**Subject:**

Short Term Rentals

**Date:**

Wednesday, August 20, 2025 7:05:46 PM

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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

[REDACTED]

**To:**

[REDACTED]

[NRH Planning Rentals](#)

**Subject:**

Short term rentals

**Date:**

Tuesday, July 15, 2025 12:18:31 PM

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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

[REDACTED]

**To:**

[REDACTED]

[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]

[REDACTED]

To:

[REDACTED]

[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.

7933 Spring Run 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]



[REDACTED]

**To:**

[REDACTED]

[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]

**To:** [REDACTED]  
**Subject:** NRH Planning Rentals  
**Date:** STR Draft  
**Attachments:** Thursday, June 26, 2025 3:23:01 PM  
[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) website. The header includes the NRH logo and navigation links: EXPLORE NRH, CITY SERVICES, GOVERNMENT, INITIATIVES, and HOW DO I. A search bar is also present. 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 [zental@nrh.com](mailto:zental@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 this 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]

**To:**

[REDACTED]

[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](#)

**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](#)

**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 Signature]

Sent from my T-Mobile 5G Device

[REDACTED]

**To:**

[REDACTED]

[NRH Planning Rentals](#)

**Subject:**

STR

**Date:**

Saturday, July 26, 2025 10:56:12 AM

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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].

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

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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]





**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