



**P&Z MEETING DATE:** November 7, 2024

**DATE:** October 28, 2024

**TO:** Planning & Zoning Commission

**FROM:** Emily Offer, Senior Planner

**SUBJECT:** Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow Short-Term Rental On An** Approximately 0.164-Acre Lot Zoned (SF-7/14) Single-Family Residential District And Located At 1629 Palisades Drive; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-150 Palisades Drive Short-Term Rental.** Case Coordinator: Emily Offer.

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**BACKGROUND:**

This is a request for approval of a Special Use Permit (SUP) to allow a short-term rental (STR) on a single-family residential property located at 1629 Palisades Drive.

Public comments were received.

**FINANCIAL IMPLICATIONS:**

There are no financial implications on current or future operating budgets regarding this request.

**STAFF RECOMMENDATION/ACTION DESIRED:**

Staff recommends **APPROVAL** with stipulations.

**ATTACHMENTS:**

- Results Sheet
- Technical Comments
- Public Comments
- Draft PZ Minutes
- Applicant's Narrative
- Location and Zoning Map
- Applicant's Exhibit

**RESULTS SHEET**

**Date:** 11/07/24

**Case No./Name:** PLSUP 2024-150 Palisades Drive STR

**A. STAFF STIPULATIONS AND RECOMMENDATIONS**

Staff recommends **APPROVAL** of the Special Use Permit for a short-term rental with the following stipulations:

1. Permitted use: Short-Term Rental.
2. The use shall comply with CZO Article XXI. Special Use Permits, subsection D.2,f.i. Short-Term Rental and Bed and Breakfast, which includes, but is not limited to, the following:
  - a. The use must be evidenced by association with a Booking Service, and the owner must provide proof of the collection and payment of State and local Hotel/Motel Occupancy Tax to the City upon request.
  - b. The parking must comply with Title IX, Chapter 97 of the Carrollton Code of Ordinances, relating to parking restrictions at a short-term rental. Parking is limited to off-street parking spaces.
  - c. The owner must secure a Lodging License before operating a short-term rental. The owner must comply with Title IX, Chapter 97 of the Carrollton Code of Ordinances and maintain the Lodging License to operate.
3. Per Title IX, Chapter 97, Sec 97.02 of the Carrollton Code of Ordinances, the property shall not be permanently occupied by the property owner.
4. Per Title IX, Chapter 96, Sec 96.06 of the Carrollton Code of Ordinances, the use is limited to allowing six (6) individuals to stay at the short-term rental.
5. No more than four (4) guests can be unrelated.
6. A physical inspection of the property must be scheduled with Environmental Services.
7. The short-term rental is limited to four (4) bedrooms.
8. Individual rooms shall not be rented separately as a short-term rental.
9. No locks shall be on any bedroom doors.
10. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.
11. The address numbers on the face of the home shall be changed to "1929".

**B. P&Z ACTION** from P&Z meeting: 11/07/24  
Result: /Vote:

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 12/03/24  
Result: /Vote:

**SPECIAL USE PERMIT**

Case Coordinator: Emily Offer

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**GENERAL PROJECT INFORMATION**

**SITE ZONING:** PD-063 for the (SF-7/14) Single Family Residential District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential
SOUTH	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential
EAST	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential
WEST	PD-063 for the (SF-7/14) Single-Family Residential District	Single-Family Residential

**REQUEST:** Approve a Special Use Permit (SUP) to allow short-term rental

**PROPOSED USE:** Short Term Rental

**ACRES/LOTS:** 0.164 acres / 1 lot

**LOCATION:** 1629 Palisades Drive

**HISTORY:** The approximately 1,344 square-foot house was built in 1985 and has alley access.

The property is in the Palisades Subdivision, platted in 1984.

CZO Article 21 Special Use Permits regulates Short-Term Rental.

**COMPREHENSIVE PLAN:** Residential - Single Family Detached

**TRANSPORTATION PLAN:** Palisades Drive is designated as an (R2U) Residential Street.

**OWNER:** Elad Daniel

**REPRESENTED BY:** Elad Daniel

## **STAFF ANALYSIS**

### **REQUEST**

This is a request for approval of a SUP to allow short-term rental.

### **ORDINANCE REQUIREMENTS**

Article V. of Carrollton's Comprehensive Zoning Ordinance (CZO) requires a SUP for short-term rental in the (SF-10/18) Single-Family Residential District.

### **ELEMENTS TO CONSIDER**

1. A short-term rental requires a SUP in the Single-Family Detached, Attached, and Duplex Residential Districts, Office and Retail Districts, Downtown Transit Center (DTC) subdistrict Urban Fringe, and is allowed by right in the DTC subdistricts Historic Square and Urban General.
2. The property is bounded by single-family residential zoned properties.
3. The approximately 1,344 square-foot house was constructed in 1985.
4. Per Chapter 96, Sec. 96.06 of the Carrollton Code of Ordinances, the maximum number of occupants is 6. This is based on the finished area of the dwelling unit and the number of bedrooms and their sizes.
5. The property has vehicle access solely from an alley.
6. Each SUP application is discretionary and must be evaluated as to its probable effect on the adjacent properties and the community welfare and may be approved or denied as the findings indicate appropriate.
7. A SUP should not have negative impacts that exceed the impacts associated and anticipated with a use permitted "as-of-right" in the zoning district.
8. The concern and input of neighbors affected by a proposed use is an integral component of the zoning process.
9. A short-term rental is likely to arise where tourists, seasonal population, or large gatherings, are interested in temporary rentals of single-family residences, without the owner being on the premises.
10. No code violations were noted by the Environmental Services or Police Departments for the subject property that would affect staff's recommendation on this request.
11. Public comments were received.
12. The garage is approximately 528 square feet or 24 feet by 22 feet in size. The carport is approximately 572 square feet or 26 feet by 22 feet in size.
13. The applicant has stated that the owner will not reside at the subject property and that no signage will be posted at the subject property.

**PURPOSE OF THE SPECIAL USE PERMIT**

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement and construction.

**CONCLUSION**

Staff believes the request for a short-term rental is reasonable for consideration.

## APPLICANT'S NARRATIVE

### Application Explanation and Description of Request or Project

To Whom It May Concern,

I am applying for a Special Use Permit (SUP) as part of the process to obtain a Short-Term Rental (STR) license for a home I recently purchased at 1629 Palisades Dr, Carrollton, TX 75007.

The decision to buy this property was driven by several factors. Both my husband and I have many family members and friends living outside the United States, and we frequently host them. Additionally, we have long been interested in purchasing an investment property in a quiet, desirable area. This led us to the decision to buy this home and convert it into a short-term rental. By doing so, we can accommodate our friends and family when they visit and generate additional income to help cover the property's expenses when it's not in use for personal hosting.

The property size is 1892sqft. It has 4 bedrooms and 3 bathrooms. Bedrooms sizes are as followed: Bedroom 1 has 264sqft, Bedroom 2 has 142sqft, Bedroom 3 has 120sqft, Bedroom 4 has 154sqft. There is 1 living room, 1 dining room, 1 kitchen, and 1 laundry room. The capacity we propose for the listing is 9 guests (6 adults and 3 non-adults). There are 2 car spaces in the garage and extra 2 spaces in the driveway.

To manage the property, I have hired Goldnest Property Management. Goldnest has been managing another property for my husband and his partners, and they have been doing an amazing job. They are attentive to the neighborhood and implement numerous measures to ensure responsible hosting. Among these practices are:

1. A thorough screening process for all potential tenants, including background checks.
2. Enforcing a strict no-party policy in all their homes.
3. Utilizing technology to prevent parties and large gatherings, such as cameras, noise sensors, and devices that count the number of cell phones to ensure no excessive number of people are in the house.
4. Focusing on corporate housing and insurance housing claims, providing housing solutions to families displaced from their homes due to damages.
5. When the house is not occupied with these types of stays, Goldnest only allows stays of over three nights to prevent one-night party-type stays.
6. Adhering to parking guidelines, ensuring no excessive cars arrive at the house and that no street parking takes place.
7. Maintaining the exterior appearance of the house to high standards, including weekly landscaping and pool maintenance (which is increased to twice a week during the summer).

Thank you for considering our application

**PUBLIC COMMENTS (1 OF 2)**

David Bilodeau  
1610 Mission Ridge Trail/75007

- The case number: PLSUP 2024-150

I oppose the zoning change

- This area is single family and a short term rental has the potential to disrupt the peace. The house in question was badly neglected and while it is good that it has undergone renovation, it's in an area of older residents and there surely is plenty of demand for a sale. I do not see how zoning it for short term rental brings any added value to this highly single family area.

Case number

- The case number: PLSUP 2024-150

My name is Janice G Thompson, 1612 Palisades Drive, Carrollton 75007. 972-242-4644. I have lived here 39 years. I am 100% against the Rezoning of 1629 Palisades Drive to be short term rental. Carrollton has been a great place, quiet neighborhood and safe. Opening up our street to short term rental, parties, etc... would move people out of our area and most likely require police to respond to complaints. Please consider the opinions of the residents. Our neighborhood needs your support.

Thank you,

Janice Thompson

**PUBLIC COMMENTS (2 OF 2)**

Hello,

I'm writing to let you know I do not support the re-zoning of 1626 Palisades Drive. Please keep as a regular residence.

Thanks,

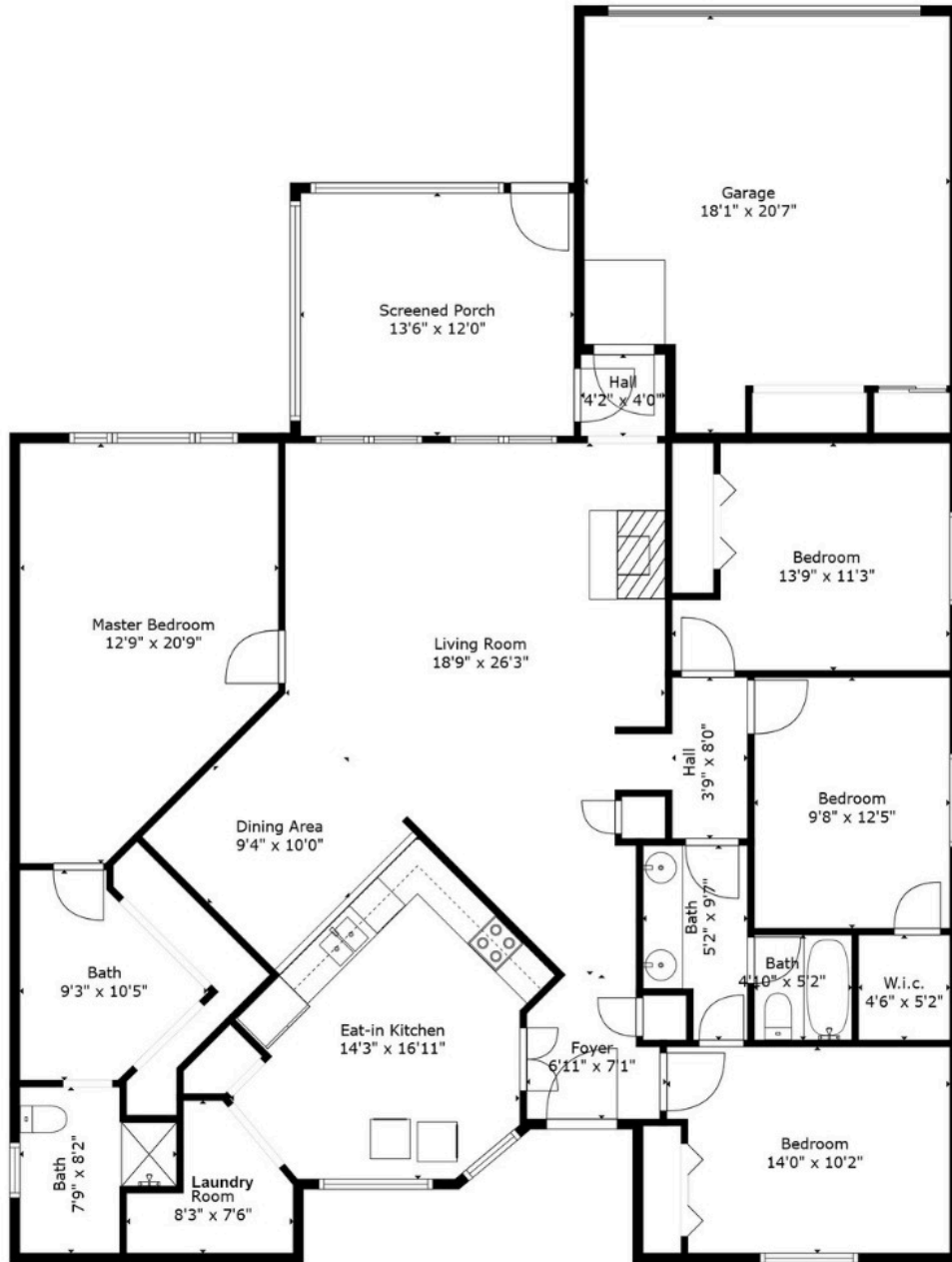
Suzanne Seraine  
2900 Palisades Drive  
Carrollton, TX 75007



### SITE LOCATION AND ZONING MAP



**APPLICANT'S FLOOR PLAN**



**TOTAL: 1344 sq. ft**  
FLOOR 1: 1344 sq. ft  
EXCLUDED AREAS: BATH: 132 sq. ft, MASTER BEDROOM: 229 sq. ft, SCREENED PORCH: 163 sq. ft,  
UNDEFINED: 44 sq. ft, ROOM: 42 sq. ft, GARAGE: 329 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.