

January 30, 2023

Dear Senator or Representative:

The Texas Neighborhood Coalition (TNC) represents thousands of citizens from across Texas. We have attached a two-page petition, with hundreds of signatories from multiple cities around the state. As you will see from the 11 pages of signatures, the signatories represent many thousands of voters in their respective communities, in particular in neighborhood associations and HOAs.

In the attached petition, TNC urges you in the strongest possible terms to oppose any “preemption” bill that might be introduced in the current legislative session that would in any way undermine or weaken the power of cities to decide via their zoning ordinances where short-term rentals of homes may operate, and the regulations that must be followed in areas where these mini-hotels are permitted to do business. This is a quintessential matter of local control by elected officials who are closest to the terrain and their communities -- and answerable to voters there.

You will likely take note of the multitude of signatories from the City of Fort Worth. The citizens of that city have been galvanized into a very ardent and active chapter of TNC, having only recently beaten back efforts by short-term rental front groups to repeal or dilute longstanding zoning ordinances in Fort Worth that forbid short-term rentals in residential areas.

We thank you for your attention to this most important matter – one essential for maintaining residential neighborhoods as places where citizens feel a sense of community, security, and safety as they spend their lives and raise their families there, close to neighbors they know, trust, and count as friends.

TNC members will be contacting you directly in the coming weeks to discuss this issue with you. Should you wish to reach out to us sooner, please feel free to email us. We can be reached at:

- Dave Schwarte at davidaschwarte@gmail.com
- Jessica Black at jjsheedy@gmail.com
- Andrew Muras at amuras66@gmail.com

Sincerely

Texas Neighborhood Coalition

Attachment

The Texas Neighborhood Coalition (TNC) is a statewide grassroots organization. We have chapters in Arlington, Austin, College Station, Coppell, Dallas, Fort Worth, Fredericksburg, Galveston, Grapevine, Keller, Kerrville, Plano, Richardson, San Antonio, and Southlake and supporters across the State. Our core mission, our membership, and key facts about the well-documented horrors short-term rentals (STRs) create in residential neighborhoods can be found at our website. See <https://www.txneighborhoodcoalition.com>

In 2017, 2019, and 2021, pork-barrel bills were introduced in the legislative sessions that, at the behest of billion-dollar companies such as Airbnb and Expedia/VRBO, would have stripped cities of the power to address at the local level the horrors that STRs inevitably create when they invade residential neighborhoods.

TNC was formed in 2019 for the initial purpose of defeating these bills -- because they would have caused widespread destruction of residential neighborhoods across the state as long-term residents and neighbors who knew and trusted one another would have been supplanted by a revolving door of total strangers -disrupting the lives of millions of Texans. For insight into how STRs can blight residential neighborhoods when local officials fail to take prompt and effective action to protect them, just look at the media coverage about STRs in those cities. What you will find is a steady stream of news reports about the crimes committed and other serious ruptures in the fabric of neighborhoods in what were once stable, peaceful communities.¹

In 2021, TNC submitted to relevant members of the Senate and House a letter signed on behalf of hundreds of neighborhoods urging unequivocally that members oppose these misguided bills. As was the case in 2019, these special interest bills were defeated early in the legislative process. Since 2021, our coalition has grown to include many other chapters because the problems STRs spawn in residential neighborhoods create widespread opposition to them.

TNC writes to you now to urge you in the strongest possible terms to oppose any such preemption bill that might be introduced in the current legislative session.

Some of us are Republicans, and some of us are Democrats. But we stand shoulder-to-shoulder when it comes to defending the power- in fact duty - of local governments to protect their citizens from the agonies that short term rentals create in residential neighborhoods.

As a united coalition, we fervently embrace and assert the following basic principles:

- The decision to regulate STRs should always be left to local communities, without state interference since this is a land-use issue. One-size-fits-all laws do not work with short term

¹ For some of the most recent coverage, see NBC5 report from September 23, 2022, about an STR brothel broken up by police in residential neighborhoods in Dallas and Plano.

<https://www.nbcdfw.com/news/local/plano-short-term-rental-used-as-brothel-arrests-made-dallas-police/3079653/>

See Fox4 news report of January 4, 2023, about a drive by shooting at an STR in Dallas.

<https://www.fox4news.com/news/drive-by-shooting-at-dallas-short-term-rental-leaves-neighbors-petitioning-to-stop-rentals>. For an in-depth analysis of the destruction stemming from STRs, see "Hurricanes Couldn't Destroy Galveston's Spirit. The Vacation Rental Boom Just Might. – Texas Monthly, September 30, 2021, <https://www.texasmonthly.com/news-politics/galveston-short-term-rental-housing/>

rentals. There are multiple examples of ordinances throughout the state that work in certain communities that may not work in other areas of the state.

- The safety of our community is at risk if a blanket law is passed that prohibits or impairs regulation of STRs by local authorities who know best local conditions. There are hundreds of examples from around the country that document how STRs undermine the sense of safety, security, and belonging that we and our families expect in our residential neighborhoods.
- Our private property rights are at stake. Our homes are the single largest investment we make in our lives. Allowing strangers to come into our neighborhoods with no local laws in place to protect the homeowners residing near or around the STR from this invasion is unacceptable.

The misery STRs inflict on neighbors in single-family neighborhoods is writ large in the media,² in countless hearings at cities across the state,³ and in independent studies⁴ – and it is inevitable.

As many of the signatories below can attest from personal knowledge, the party house problem is endemic at these unsupervised hotels, and nuisance regulations designed to mitigate the problems caused at STRs just do not work in the real world. So aggrieved neighbors suffer the same disruptions to their peace and quiet time-and-time again.

But the STR party house problem is just the tip of the STR iceberg. Transients staying at STRs undermine neighborhood cohesion, including the sense of community that is the hallmark and paramount virtue of single-family residential neighborhoods, and result in increased crime, in part because they undercut the efficacy of Crimewatch programs. STRs also exacerbate the lack of affordable housing and drive up the cost of housing for new buyers and for renters and real estate taxes for existing homeowners.

Legislators should make no mistake about the devastating impact of the self-serving bills peddled by short-term rental interests. Adoption of their proposal, which is that they are entitled to short-term rent homes -- irrespective of zoning ordinances -- would destroy all the many benefits that are the very reasons millions of Texans bought homes in residential neighborhoods.

In summary, zoning is the quintessential land use issue, which is uniquely suited for decision-making by local elected municipal authorities who will be closest to the terrain and community, who know best what works for their citizens, and who are answerable to them.

We call upon you now on behalf of the multitude of voting homeowners across the state we represent to reject outright any effort to strip power from cities to protect neighborhoods from the horrors that these unstaffed STR mini-hotels invariably create in residential neighborhoods. Please do not hesitate to reach out to us if you have any questions.

² See *Airbnb's IPO Warning: Unhappy Neighbors Are Fighting Back*, December 9, 2020, <https://www.wsj.com/articles/airbnbs-ipo-warning-unhappy-neighbors-are-fighting-back-11607533225>, and *Shootings, Sex Crimes, and Theft: Airbnb Takes Halting Steps to Protect Its Users*, December 26, 2019, <https://www.wsj.com/articles/shooting-sex-crime-and-theft-airbnb-takes-halting-steps-to-police-its-platform-11577374845>

³ See the recording of the June 21, 2022, public comment section of the Fort Worth City Council meeting. <https://www.youtube.com/watch?v=HKvLZNXOu64>

⁴ A recent study by Northeastern University concluded that increases in violent crime were linked to STRs because of the increased transiency and loss of community cohesion. <https://news.northeastern.edu/2021/07/16/when-airbnbs-increase-in-a-neighborhood-so-does-crime-heres-why/>

SIGNATORIES

Allen

On behalf of Watters Crossing Representing 692 homes

Denny Adelman, President

Mike Shisko, Vice President

Katie Armstrong, Secretary

Marcia Ackerman, Treasurer

Arlington

Former Mayor Richard Green

Former Council Member Kathryn Wilemon

Former Council Member Dr. Victoria Farrar-Myers

Former Council Member Joe Bruner

Former Council Member Charlie Parker

On behalf of the Arlington Chapter of TNC

Dave Schwarte

Jessica Black

Kari Murphy-Garcia

Anthony Nagy

George Papilaris

Austin

On behalf of the Austin Chapter of TNC

Stephanie Ashworth

Deborah Blumentritt

Bruce Blumentritt

Laura Bohls

Heather Fedorowicz

Ed Fudman

David King

Mike Levy

Suzy Politz

Mike Polston

Phillip Thomas

Carol Stall

College Station

On behalf of the College Station Chapter of TNC

David Higdon, President, Emerald Forest HOA

Rich Woodward, President, College Station Association of Neighborhoods

Coppell

On behalf of the Coppell Chapter of TNC

Laurie Slack

Ivette Rosinski

Greg Rosinski

Dallas

On behalf of the Dallas Chapter of TNC

Norma Minnis, three-time appointee to City of Dallas STR Task Force

Greg Estell, Board member, Old Lake Highlands NA, representing 1,700 homeowners

Tom Forsyth, President, Oak Park Estates Neighborhood Association (OPENA)

Olive Talley, Secretary, Edgemont Park NA

Anga Sanders, President, Kiest Forest Estates NA

Bruce Richardson, former Chair, City of Dallas Board of Adjustment

Carol Considine

Cindy Hellstern, Board member, Royal Northhaven NA

Timothy Sigler

Dr. Martin Sigler

Cookie Peadon, President, North Dallas Neighborhood Alliance (NDNA), Representing 40+

HOAs, former Dallas City Plan Commissioner, VIP Coordinator for Highlands of McKamy IV and V

Diane Mott, Crime Watch Chair/VIP Coordinator, Richland Park Estates NA

Bill Mott, Member, Richland Park Estates NA

John K. Larson

Ed Zahra, Board member, Hollywood/ Santa Monica NA

Kathy Zahra, Member, Hollywood/Santa Monica NA

Laura Palmer

Pam Conley

Cheri Gambow, President Walnut Ridge NA, Vice Chair, Panel B, Dallas Board of Adjustment

Phillip Terry

Mary Gilliland

Jacob Bruch, President, Whispering Hills NA

Phillip M. (Mike) Gorman, Crime Watch/VIP Coordinator, Whispering Hills NA
Ellen Beadling
John W. "Bill" Morrow
Melanie Vanlandingham, Board member, Lakewood Heights NA, Past President, Dallas Homeowners League
Carol Barnett
Matthew Bach, Board member, North Dallas Neighborhood Alliance (NDNA), President, Randco HOA, Board member Holiday Park HOA
Ashley Travis, Estates West NA
Edward Mims
Gary Lawson, J.D., LL.M, Regency Place HOA
Dolores Levy Serroka

Other Dallas Signatories

Curtis Hoffman, Dallas
Jean Hoffman, Dallas

Fort Worth (For themselves individually and in support to the Fort Worth Chapter of TNC to which many of the signatories belong)

Alison Moreland
Amanda Williams
Amy Vonsavage
Ana Garcia
Ann Murphy
Ann Stahl
Annalisa Istre
Anne Lydahl
Ben Battershell
Beth Wright
Betsy Reed
Betty Cox
Beverly Feirtag
Beverly Sims
Blythe Smith
Board of Directors - Hallmark-Camelot-Highland Terrace Neighborhood Association
Bob O'Kennon
Brad Brewster
Brenda Colegrove
Brenda Helmer, Past President - Arlington Heights Neighborhood Association
Brian Bohl
Carl Bast

Carol Peters, Immediate Past President - West Meadowbrook Neighborhood Association
Caroll Chickowsky
Carolyn Mitchell
Catherine Combs
Charlie Murphy
Charles Combs
Charyl Sherman-Gonzalez
Chris Green
Christi (Kris) Reynolds
Christina Patoski
Christine Gervel
Cindy Boling
Clarice Peninger
Cordelia Stivers
D. Lou Ragan
Dan Staples
Daniel Haase
Darron Collins
David Clay
David Eberstein
David Griffith
David O'Brien
David White
Debbie Liles
Debbie Smith
Denise Bynum
Dian Woodard
Diane Whipple
Don Nichols
Doreen M. Geiger
Dorothy Debose
Doyle Willis Jr.
Dr. Lloyd F. Colegrove, President - Crestwood Neighborhood Association
Elizabeth Johnson
Emma Johnson
Eva Sandoval Bonilla
Frank A. Anderson
Frank Diaz, Jr.
Gary Clark
Gary Scott
Gayle Davis
Geneva Ornelas
Geoffrey Tait
George Shaw

Gigi Barron
Gordon Appleman
Gretchen E Miller
Hollie Lancarte
Holly H. Schur
Jackie Liles
James Dorrell
James Thompson
Jane Foster
Janet Williamson
Janine Lund
Jeff Detweiler
Jill Clay
Jill Freer, President - West 7th Neighborhood Alliance
Jim McKenzie
Jody Ambrose
Joe Lancarte
John Davis
John Stephen O'Kelley, P.E.
Jose Piedrahita
Judy Harmon
Judy Haskell
Judy Taylor
Julie Black Grissom
K. Paul Cox
Karen Watters
Katherine Wolman
Kathleen Bradbury
Kathleen Wallace
Kathy R. Kelly
Kelly Ryan
Kerry Pickett
Kory Cummings
Kristin Glass, Past President - Crestwood Neighborhood Association
Larissa Wadzinski
Larry Yarbough
Laura Lennerson
Laura Reed
Leo Williams
Lexi Love
Libby Willis
Linda Fulmer
Linda Kennedy
Linda Kerpoe

Lisa Griffith, Past President - Crestwood Neighborhood Association
Louise Appleman
Lynn Guy
Marci Peach
Margaret DeMoss, Past President - West 7th Neighborhood Alliance
Margaret Johnson, Past President - River District Neighborhood Association
Mari Beth Douglas
Marianne Shapter
Marilyn Kepner
Marilyn Taylor
Mark Boling
Mark Jareck
Mark Lydahl
Marsha Wright
Mary Collins
Mary Sabo
Maureen Corns, President - West Byers Neighborhood Association
McKenzie Floyd
Michael Francis
Michael Phipps
Michael Schur
Michael Wright
Michele Carrell
Michelle Wise
Mike Holt, Past President - Crestwood Neighborhood Association
Mitch Reed
Moses Ornelas
Nancy Blankenship
Nina Cleveland
O.Z. Helmer, DDS
Pam Dorrell
Pastor Ermajean Myers
Pat Hayton
Patricia Nichols
Patti Ambrose
Patti McCoy
Paul Kerpoe
Paula Belcher
Peter Stahl
R. W. Russell
Randy Cleveland
Rebekah White
Richard Haskell
Richard Johnson

Rick Sorenson
Rosemary Detweiler
Roy Liles
Rozanna Francis
Sally M. White
Samantha Newman
Shannon Kaatz
Sharon Massey
Stacey Dove
Steven Epstein
Steven L. Roebuck
Susan Cox
Susan E. Angle
Susan Kenney, President - Park Glen Neighborhood Association
Susan Urshel, Zoning Chair - North Hi Mount Neighborhood Association
Teresa Jones
Terry Wright
Thad Blizzard
Thomas Hamilton
Thomas L. Ragan
Thomas R. Cook
Todd Wright
Toni Boswell
Troy McKelroy, Past President - Crestwood Neighborhood Association
Victoria Smith
Wayne Smith
Wendy Hulen
Wesley Snow
William C. Hood
William M. Schur
William Urban

Fredericksburg

On behalf of the Fredericksburg Chapter of TNC

Mike Mahoney
Michael Perkola
Ray Rodgers
David Turpin
Evan Tuuk

Galveston

On behalf of the Galveston of TNC

Bill Keese

Grapevine

William D. Tate, Mayor

On behalf of the Grapevine Chapter of TNC

Andrew & Lynn Muras

William & Pamela Behrens, former president of Stone Bridge Oaks HOA (~110 homes)

Stacey Silverman

John & Casey Cogburn

Dennis & Gillian Brewer

Michael & Karen Stephensen, former president of Silver Lakes HOA (~440 homes)

Laurie Tietz

Bill & Ellen Brisendine

Mark Roberts

Peter & Tammie Grantham

Suzanne & Rob Rainwater

Keller

Chris Whatley, Keller City Council

Leslie Sagas, Commissioner, Keller Planning & Zoning

Keller HOAs

Joshua Jones -- Highland Oaks HOA

Tom Carbone -- Oakmont Hills HOA

Robert Apke -- Highland Meadows Estates

Joe Venturella -- Woodford HOA

Keller Chapter of TNC

Bill Schlegel

Gary Croxdale

Bruce Withers

Theresa Bahun

Joseph Poi

Jeff Marthers
Kyle Kent
Marji Buffington

Other Keller Signatories

Carol Andrews
Linda Delong

Kerrville

On behalf of the Kerrville Chapter of TNC

Karen Sides
Nikki & Jim Caines
Anna Ramirez
Philip & Debra Coppin
James & Sharon Mason
Jack & Laura Grace Hampton
Errol Candy
Art & Margaret Cross
Jane Kennedy
Gail Wright

Lewisville

Rodney & Mary Witherspoon
Charlie & Susan Higby
Wanda Clatterbaugh
Miguel & Kathy Ortega
Brant & Jennifer Livingston
Denise & Keith Spikes
Chuck & Lora Wilson

Plano

On behalf of the Plano Chapter of TNC

William France
Barbara France
Bill Baker
Stephen Kyriakos
Suzanne Papas
John Arbuckle
Karina Kingman
Diane Baker
Greg Pattillo
Cindy Patillo

Richardson

On behalf of the Richardson Chapter of TNC

Theresa & Jeff Douglas
Robin Markussen
Peter & Nina Huang
Bill Fox, President of Sherill Park Neighborhood Association (~560 homes)

San Antonio

On behalf of the San Antonio Chapter of TNC

Anna Smitherman
Marilyn Choate, Huntington Place HOA, President (~760 homes)
Mike Hardin
Jesse McPherron

Southlake

On behalf of the Southlake Chapter of TNC

Doug & Joan Turlip, former president for Stone Lakes HOA
Robert & Lisa Campanella, current Stone Lakes HOA Board President/Director (~540 homes)
Carrie & Daniel Kittrell

Signatories From Other Areas Across Texas Who Learned of This Petition And Asked to Add Their Names

Adair Taulbee (Azle)

Michael & Mary Vaughan, Larry & Kay McDowell, Jim & Cathy Wallace (Cedar Creek Lake)

Randy King (Eules)

Bert Scalzo (Flower Mound)

Greg Perry (Frisco)

Juana Rogers (Katy)

Jane West (Lantana)

Teri Huston (North Richland Hills)

Buddy Mincey (Trophy Club)

Blair Mercer (University Park)