

**Note: Additional Signatures Were Received After the Printed Copies Were Prepared on January 30. See Signature Pages for Specifics Including Dates When the Names Were Added. Because of the Added Names, There Are Now More than 11 Pages of Signatures.**

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](mailto:davidaschwarte@gmail.com)
- Jessica Black at [jjsheedy@gmail.com](mailto:jjsheedy@gmail.com)
- Andrew Muras at [amuras66@gmail.com](mailto: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.<sup>1</sup>

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

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<sup>1</sup> 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,<sup>2</sup> in countless hearings at cities across the state,<sup>3</sup> and in independent studies<sup>4</sup> – 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.

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<sup>2</sup> 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>

<sup>3</sup> 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>

<sup>4</sup> 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, Board member, Lowest Greenville West NA, and past chair City of Dallas Zoning Board of Adjustment (Title edited as of January 31, 2023)

Carol Considine

Cindy Hellstern (Title edited as of January 31, 2023)

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  
Emil Lippe, Jr. (Added January 31, 2023)  
Dr. Patricia Simon (Added January 31, 2023)  
Jacqueline Mixon, Founder, Ideal Neighborhood Association, Bexar Street Neighbors Association (Added January 31, 2023)  
Sherri Mixon, Bexar Street Neighbors Crime Watch (Added January 31, 2023)

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 Wiliamson  
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  
Mary Jo Polidore -- President Stonebridge Associates, Inc. HOA. (Added on January 31.)

#### 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

Marfa (Chapter and Names Added on January 31, 2023)

On Behalf of the Marfa Chapter of TNC

Abby Boyd, President of the Marfa Chamber of Commerce, Marfa TX  
Audrey Herrera, Marfa Chamber of Commerce Secretary, Marfa TX  
Jeff Matheis, Judd Foundation  
Diana Simard  
Mark Scott  
Kaki Aufdengarten  
Philip Boyd  
Douglas Friedman  
Kate Cader

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)