

City of Kyle P&Z Survey on Short-term Rentals

NOTE: Even if you shared reasons in the last question, we want to hear from you on this question.

Answered 355

Skipped 158

Responses	Responses	Tags
1	Kyle should and stop setting so many regs....	
2	NA. City should not restrict the ability for tax paying home owners to maintain t	
3	Maybe crowded streets and noise and property maintenance	
4	No reasons	
5	bring in more people to kyle to spend more money	
6	It takes away tourism money and tax that the city gets from the hotels.	
7	History of disturbances, parking, noise, trash, unknown individuals in the neigh	
8	Unknown people living in the neighborhood. How are you make them accounta	
9	Short term renters have no responsibility to the neighbors or neighborhoods to	
10	I do not want unruly renters in my neighborhood that do not have a vested inte	
11	Increased traffic, unfamiliar out of town persons, increased noise day & night.	
12	There is a lot of grey area about when someone becomes a resident and gains	
13	Nimby's	
14	I can not think of any.	
15	They should allow it with reasonable regulation and oversight.	
16	There isn't any reason not too. Property owners have the right to use their pro	
17	The possibility of noise complaints going up, minors throwing parties, neighbor	
18	It could be detrimental to the kind of community we are trying to create in Kyle	
19	Degrades neighborhoods, noise, traffic in a neighborhood would increase.	
20	Not safe for neighbors. Reduces value of neighborhood.	
21	Short-term rentals decrease the community feel. No one would like to have nei	
22	No answer	
23	Why not? What is the concern?	
24	Kyle should stay out of peoples business.	
25	Kyle is a booming city near two metropolitan areas. Opening up to short-term r	
26	Can't think of any reasons.	
27	It will lower the value of homes and increase crime. No way to know who is sta	
28	I believe this would be a very short sided mistake to not allow STR's. HOA's ha	
29	Lose the neighborhood feeling. People who don't care about maintaining. Toc	
30	Property values will go down. Renters don't care they don't pay taxes.	
31	STRs tend to be similar to rental houses in that they are a source of revenue fo	
32	Depending on the character of the person(s) renting, this could be detrimental	
33	We have enough issues with crime and trying to grow the town appropriately. \	
34	There is no good reason why we should not offer and regulate it.	
35	I think it should be regulated within neighborhoods. If it operates as a hotel the	
36	No reason at all.	
37	It Devalues the neighborhoods with people who dont know their neighbors nor	

38 The only thing I would be concerned about property owners being responsible
 39 More ppl might consider moving here if so
 40 People will just stay there, demolish the place and have no respect for surround
 41 It's ok to be like Austin or other big cities. Just leave "ALL BAD IDEAS " in the
 42 Short Term rentals allow landlords the opportunity to rent to a diverse set of gr
 43 Only if it goes un-regulated.
 44 Potential cost to tax payers to manage STRs, bad PR like Austin
 45 The City of Kyle should NOT dictate length of rental properties
 46 None. Y'all need to mind your own business.
 47 Potential influx of strangers in my neighborhood, potential increase in crime or
 48 Kyle should not allow short term rentals if they want to siphon these income str
 49 Unsure
 50 It would need to be regulated and would be another thing for our city/tax payer
 51 I don't have any reasons the city should not do this.I've read about riff raff(bad
 52 I fear that some homeowners would abuse the rentals and start providing full ti
 53 I have no reasons
 54 The City might have an increase in the amount of tourists, visitors and they mig
 55 We have plenty of hotels in the area, we already have issues with long term re
 56 N/A
 57 City if Kyle should not allow short-term rentals of non-primary residence. For e
 58 People do not care about the home and more importantly respect the surround
 59 it is not close to anything fun. Who would stay in Kyle with this traffic and head
 60 No documentation of people, so terrorist, criminals and child molesters can wa
 61 Regulations and charged taxes will be very difficult to monitor and enforce eve
 62 No controlNo benefit
 63 Quality of people
 64 Rental properties are high enough as it is. I believe allowing short term would r
 65 -there's no good reason not to allow them. All of the issues can be mitigated w
 66 Homeowners renting their house or a room for short-term lose control of the te
 67 Could cause some safety issues in neighborhoods.
 68 I feel that it can bring down property values if they don't care about maintaining
 69 n/a
 70 Cant think of one. Other than none of your business
 71 Safety of our residents because of unknown renters/parties, trash, noise, stree
 72 Concerned with having potential short term rentals in one of the houses immec
 73 N/A
 74 I don't want alot of people that I don't know in and out of my neighbors house.
 75 STR that are not willing to be registered /licensed with the City along with regu
 76 In the highly dense developments like Plum Creek, the house are too close to l
 77 Any time people are on vacation they tend to behave a little more loosely than
 78 Having a revolving door of people we don't know staying in the home next to r
 79 People of kyle are not used to it and would definitely take a while for everyone
 80 DK
 81 None that I can think of

82 It happens infrequently, but some renters do not take care of the property or the
83 I believe we are not a community that would require short term rentals. I worry
84 People should be allowed to use their house or rent their house as deemed appropriate
85 I honestly don't know why they shouldn't. There are people who need a quick
86 overcrowding of structures increase in fire hazards possible crime increase
87 None
88 I think the city needs to focus on other priorities and let this pan out before attempting
89 Should not ban it so city can keep track of it.
90 FIX THE DAMN ROADS!!!!
91 Parking, neighbor complaint, noise issues and trash....oh wait!!!! That is every
92 I think the City of Kyle should not allow short-term rentals ONLY if the city is unprepared
93 Short term renters can be irresponsible and disregard care for the surrounding
94 I don't think they should allow it. If the accommodation industry is not evolving
95 I am pretty sure it's happening now. There are enough government rules telling "visitors"
96 Most events people want to attend are in Austin. I do not want a short term rental
97 Stranger danger. Right?
98 none
99 Hard to monitor & insure the regulations are being followed. Who will be responsible?
100 Streets too congested. No control over what the renters do. No concern for property
101 People that use short term rentals have no vested interest in the community the
102 Some short term rental folks may not be considerate or respectful to neighbors
103 We have traffic, parking, and road issues already.
104 I think this area is ideal for short term rentals. I think Kyle should seriously consider
105 noise, cars on the street, disruption to neighbors
106 N/a
107 They can be a nuisance to neighbors, and for safety reasons
108 Short-term rentals are great in tourist areas, but I don't see Kyle as a tourist town
109 It may add to the congestion and traffic we are already experiencing and Kyle
110 I don't want transient visitors staying in Kyle. STRs bring crime.
111 Investors buying up all the property, driving up the cost of housing and, driving
112 Short term renters are not likely to care about the neighborhood they are staying in
113 Parking...Partying...No Sense of Community... Lack of Renter Accountability....
114 Parking that crowds streets; Loud parties; drunks!
115 Recently, I have heard horror stories of short term rentals in Austin, and would
116 Traffic
117 Should not be allowed if not regulated.
118 I don't
119 We already have horrible traffic. Also people are not staying in Kyle you visit
120 Possibly lower property values if the renters become rowdy activities.
121 We live in this city for a reason. We know our neighbors and don't need a constant
122 N/a
123 They will just cause more problems and cost more money for residents.
124 possible disturbance of neighbors, noise, outdoor parties, music, intoxication, property
125 I see no reason not to permit short-term rentals in residential areas.

126 There are always people that insist on pushing the limits, if they are not allowe
127 ALLOW short term rentals, or keep Kyle in the dark ages. Your choice.
128 If you don't want to increase your economy, then don't do it!
129 I have none
130 I can't think of any reasons
131 I think having my neighbors rent out their home or rooms in their home will low
132 Unpredictable influx on a daily basis of unknown people coming in and out of a
133 Short-term rentals mean more strangers in residential areas that are passing th
134 Government overreach
135 We are already so crowded. I understand why we should not allow short-term r
136 I intentionally chose to live in a community governed by an HOA, to preserve o
137 You never know what type of neighbors you have.
138 Property values diminishes and too much commotion. Too much in and out and
139 Don't see any issues with it.
140 Not applicable
141 Higher potential crime rate. Possibility of introducing undesirable activity in nei
142 I don't not think that Kyle should allow short term rentals.
143 Could lead to transient people we may not want in our community.
144 I could see how short term rentals could be problematic with public nuisance a
145 Along with short term rentals comes with a party group of people that get out o
146 Should not allow unregulated short-term rentals.
147 I do not like the idea of strangers in the neighborhood on a continual basis, esp
148 Crappy city infrastructure. I'd sooner send anyone "the long way" than to have
149 Too difficult to regulate effectively. If a house next to mine was allowed to be a
150 It could easily pull long-term rentals and homes people would sell off the mark
151 All residences deserve to have a peaceful home to live in. We buy our homes w
152 A chance of loud parties, no one in charge at the home and bad actors and dru
153 You don't know the kinds of transients it could bring in. Some towns have had
154 Because I believe in freedom of choice. If people pay their taxes ... they shoul
155 Im concerned about the type of people it would bring into our neighborhoods. T
156 I do not think they will be neighbor friendly because they have nothing to lose.
157 I just do not feel it would be a good impact on our city.
158 Noise but that is already covered by ordinance
159 Currently being used at some residences like a homeless shelter or hostile, co
160 Hard to control.No consideration of next door home ownersNoise, trash, partie
161 I moved here because of this area being a community based neighborhood. SI
162 Risk of disruption to residents
163 No comment.
164 None
165 no reasons come to mind
166 Not interested in more growth. I live in Brookside Estates (Creekside), more hc
167 to many people
168 I dont think it should be limited. Seems like as with any government - if you ca
169 Bad short term renters may cause property damage/disturb neighborhood

170 Too many bad people rent and disturb the people nearby
171 Potential for abuse without firm regulations should prohibit the practice without
172 No reason not too
173 Crime.
174 I don't feel like the hassel of dealing with unknown tenants coming and going p
175 Drives up housing prices.
176 There are no good reasons to not allow this, in general. There are some speci
177 Too many people in and out all the time.
178 If the city does not have the resources to regulate short-term rentals.
179 Specifically in Plum Creek, parking is limited.
180 Well short term can bring other issues as in someone that is not a long term re
181 Adds to traffic and congestion of narrow streets.
182 The noise and instability. I know I would hate to live next to a hotel!
183 Most owners that rent their properties have a hard time managing their unruly l
184 Possible financial impact to our hotels.
185 I think they should allow them.It's the homeowners property
186 Seems to be an Austin thing, not a suburb opportunity. One night visits should
187 It makes me nervous to have random strangers coming and going potentially n
188 I don't have any reason why someone should not allow this. While there could
189 It would be a mistake to the local owners, local businesses and the city of Kyle
190 Brings unwanted unnecessary possibility of crime
191 Difficult to monitor.
192 If not properly regulated then we will have several complaints
193 May prevent reasonable rental rates for residents of Kyle.
194 Allow with restrictions
195 Kyle is not a big city or resort town. People move here to get away from the hu
196 I did not purchase a home to have a revolving door hotel/motel next door. I've
197 If there were no regulations I would not support it
198 Cannot control who you rent to, and cannot control what the renter might do as
199 Possible crime in people's homes or apts
200 Why would I want a constant flow of strangers- none of which I would know an
201 Could cause issues in neighborhoods (parties and such).
202 I think they should be allowed
203 In plum creek, the parking situation is awful, and there's too many residents w
204 We have enough rental properties. Bring more hotels instead. There are too r
205 Possible increased criminal activities
206 It could cause disruption to existing citizens beyond the acceptable limits.
207 The transient nature of the renters along with the disturbance they cause.
208 Na
209 No reason
210 Allows for economically disadvantaged to move in opening the door for school
211 Too much traffic, congestion, draws in party crowd wanting to come to austin
212 Affects property value in neighborhoods Unknown people could be staying nex
213 I feel it would bring people to our city who don't care about it and would bring n

214 It can get pretty ghetto and rowdy but if you have decent property managers or
215 Too many people living in the house. Not respecting the property or neighbors.
216 There is no legitimate reason not to allow.
217 I can't conceive of any reason why Kyle should not. Short term rentals will exist
218 I believe it decreases the property values considerably.
219 I don't think we should allow it. We are not a tourist destination.
220 I believe the City of Kyle should allow short-term rentals.
221 Rentals generally bring down the value of the neighborhood, but this should be
222 I can not think of a reason why they shouldn't.
223 You never know who will be in the neighborhood, and what kind of problems they
224 I know my neighbors and feel safe in my home. The idea of short term renters
225 I do not think short term rentals fit in a subdivision setting. The majority of these
226 Quality of guests, therefore a mandatory background check should be done. If
227 I think that some that could be against allowing them may have concerns about
228 I don't think that.
229 I don't think the city should ban short-term rentals.
230 We already have tons of long term rentals in my area. The properties aren't always
231 Lowers property value of those homes surrounding the rental property, background
232 We do not know who is staying in the homes and with children in many neighborhoods
233 Some neighborhoods have lots of children people coming into town to party etc
234 N/A
235 City ordinance enforcement will need to oversee issues with these rentals.
236 Noise, pets, cars
237 Potential abuse
238 I live in Plum Creek and the houses are just too close together. I don't want differences
239 Short term rentals should stay where local attractions are. The beach. The river
240 Too loud, congest street with cars, leave trash behind.
241 In the long run, the City would not have to rezone some residential areas in Kyle
242 Potential dangers from allowing out-of-towners to stay locally - no background
243 No
244 As a veteran of the property mgmt. business and also the high end hotel business
245 The City of Kyle needs to stay out of this.
246 Transient people who don't respect the home owners or neighbors could be a problem
247 My concern would be criminal activity. Why are they moving in the area temporarily
248 Not sure how this affects current residents, or taxes for home owners as we are
249 why do we need it? there can't be more than 100 STRs. how about lowering occupancy
250 Use for prostitution or other criminal acts?
251 Concerns from local residents that I can not relate to at the moment
252 Safety concerns
253 Exposes our residents to safety concerns of unknown persons with no ties to the community
254 There is no good reason for not allowing them
255 Bad renters can cause issues with the property and potentially safety of neighbors
256 Don't have any reasons
257 Too much mobility in neighborhoods that are already congested. Too little control

258 Unknown may be a danger to neighborhood or children
259 I honestly can't think of any.
260 I don't think, they should not allow them
261 I do not want strangers in my neighborhood that are there for only a night or two
262 My concern with allowing these short term rentals would be ensuring we are not
263 I'm raising my family here. It's already bad enough that houses go up for sale and
264 They can be disruptive in residential areas. Particularly if they are used as part of
265 Difficulties in rules and regulation enforcement Economic growth is happening with or without
266 They would visit to know Kyle or Austin overflow. They should be accountable
267 I would not have been able to support myself and my daughter after my stroke
268 Don't want to increase crime or transient populations. How would it be regulated
269 too many people doing it can cause a high "hotel" community that caters to tourists
270 Cannot think of one
271 I think the city is dreaming up new ways to get more money out of the taxpayer
272 It would suck to live next door to a short term rental. If you have kids, the consequences
273 Increased traffic in neighborhoods that were not designed for it. Potential for increased
274 The only legitimate reason I can think of is if there was too much traffic or noise
275 Devaluation of property by essentially putting commercial business into a residential
276 Not sure if I want the city allowing me to use my house the way I want to. I don't
277 Takes away business from hotels in the area.
278 only if the home is unsafe dirty and taxes are in default
279 We already have too much traffic, parking issues, and vandalism.
280 Really don't have any
281 Too difficult to regulate. I deal with air bnb properties in Austin and there is no reason
282 Crime
283 Too often it attracts people who do not respect people's property and stuff ends
284 Short term rentals are an invitation to increased crime in our neighborhoods
285 We don't want the city to turn into a party town with large numbers of uninvolvement
286 It may bring in more crime to the area of future tenants are not properly screened
287 Protect neighborhoods, families, and property.
288 I
289 Shortage of law enforcement to enforce any rules in place.
290 If it allowed, then it must be regulated so that the rental is not an impact or disturbance
291 What would be reason? Not a destination, is bedroom community to Austin. All
292 Possible noise trouble, crime
293 If the property isn't kept in a good condition.
294 Short term rental is a very bad idea for all neighborhoods. I don't know anyone
295 No reason why it should not
296 If it leads to diminishing neighborhood quality.
297 I don't think the City of Kyle SHOULD NOT allow short-term rentals. However,
298 I don't believe government should regulate how I use my private property.
299 As a homeowner and parent of four young daughters, I am uncomfortable with
300 I totally support having short term rentals. People will want to come back and there
301 Safety, property values, amount of time that would be required to regulate and

302 Lower class if people
303 I would like to see it limited. I would hate to live next door to a house with a rental
304 It's impossible to vet prospective renters properly. In neighborhoods with these
305 People coming in and out of a house causes a safety concern. Granted my neighbor
306 There is no good reason.
307 Most reason to not allow would probably already be covered current city ordinance
308 Not a fan of it inside neighborhoods, late night parties, multiple cars parked at night
309 I don't want visitors partying, driving drunk and trashing my neighborhood.
310 Inability to screen criminal histories of renters, potential lack of respect for those
311 No answer. They should be allowed to the extent allowed by HOA regs.
312 Kyle is currently too transient. Too many rental homes. We need people living
313 I really am hard-pressed to figure out a decent reason why the city should not allow
314 Short term rentals lead to problems such as property damage, crime, domestic violence
315 I know some people are panicking over not knowing strangers in their neighborhood
316 We are a residential community. I don't want people coming here and throwing parties
317 The city really shouldn't be involved in what a tax paying home owner decides
318 There are none. And if there's even a shred of an attempt to protect commercial areas
319 I don't think they should ban. I can't think of any negatives.
320 Noise, trash, parking complications
321 People want long term residence in houses. No one wants people that come & go
322 I doubt the necessity of short-term rentals in Kyle and question the ability of HOA's to regulate
323 Parties...I guess.
324 Single family homes are not hotels. Neighbors need to be notified if adjacent home has a party
325 I feel we need to be extremely cautious in order to avoid people coming in and out of homes
326 This is not Austin, this is small town Kyle. We moved away from Austin to experience a quiet life
327 Noise, strangers coming and going from neighboring houses
328 Short term rentals lead to instability within neighborhoods. It creates a burden on the community
329 More cars parked on our narrow streets. Renters who are not neighborhood friendly
330 Short term renters may not be courteous guests. They may make excessive noise
331 Short term rentals would benefit Austin, not the citizens of Kyle. If you live in Kyle, you don't want
332 They should not allow STR if they aren't regulated. I'm not sure if Kyle's ordinance is the best
333 I think residents are more invested in respecting their neighbors and local property values
334 I have none.
335 Concern about how it will effect home values.
336 Limit the number of cars at the short term rental
337 Owners and property managers can give Kyle a bad name if they do not take care of their properties
338 Possibly a higher level of noise or traffic.
339 HOA's could argue that it will lead to a lack of pride in ownership and will irritate the community
340 No reason not to allow this.
341 Takes away from community feel, prevents neighbors from knowing each other
342 My fear would be they would be used for loud parties, especially during SXSW
343 It's dangerous to home owners and some homeowners only think of the money
344 Parking situation, does not pay taxes while hotels do
345 Because it may take away from the taxes collected by local hotels.

346 Safety. Lack of respect for neighboring property owners. Noise/Nuisance.
347 I can't think of any negatives
348 I think COK SHOULD allow. And let the online sites do the job of managing the
349 I believe short term rentals will effect the quality of life for the homeowners who
350 We had neighbor who used to rent out his house. The renters would have mult
351 The biggest issue to me would be if there are no regulations
352 I got nothing
353 Privacy of neighbors
354 Out of control college parties, loud music and disrespectful renters can ruin it f
355 Can't think of any reasons to pass more laws that would prevent short-term rer

his one, too. Share with us some reasons why you think the City of Kyle should not allo

heir homes.

borhoods.

able?

follow community norms such as parking noise

rest in the neighborhood partying/making noise/trashing the area and then leaving it.

s rights to live in a specific place so it would be difficult to kick someone out on verbal agreements.

perty any way they see fit.

hoods being more crowded with vehicles. (May have to speak to some of the HOA's if these are allowe
if short-term rental is not effectively and properly managed.

ighbors constantly changing.

entals may create an influx of large corporations investing in Kyle for short-term rentals, taking away fr

ying in a residence. We have a rental house next to us, across the street and down 2 houses. With lor
ave the authority to dis-allow them in their neighborhoods if they choose but the city should be proactiv
o much traffic on small streets.

or someone who tends to not be interested in the quality of the renter or the look of the house for any o
to the owner.

/We don't need the possible added issues caused by ppl that aren't invested in the neighborhood.

n it is no longer a single family use and that should violate zoning ordinances.

care about the value and integrity of our homes.

in renting: knowing who they rent to, not allowing "events" in residential areas. Not every aspect of this

idings. There will be too many people in and out and who knows what will be going on.s

"big cities"!!!!!!

oups. In a suburban community, a short-term lease should not be permitted without proper regulation.

complaints (noise), and loss of full time residents who build community.

teams to larger corporate hotels.

s to pay for.

people) coming into our city and honestly I take this personally because my family and I have stayed in
me space for RVs and trailers on their property which creates eyesores and waste disposal issues as

ght actually enjoy Kyle. These visitors might even support local businesses, invest in the area, or perhaps
ntals, code enforcement within our city. Let's get our housing in order before adding short term rentals

xample we do not need owners with multiple homes short-term renting them in a consistent basis.

ling property and people when it's short term. This is not what's best for the community.

to austin?

tch the neighborhood. Unsafe for people with kids who play outside to have constant strangers around
n though they should be considered essential.

raise the cost. Also, finding affordable housing in Kyle is already impossible. These if us that work local
ith regulation

nant. For example, how do they control the number of people actually staying in their home? They can

; the property.

t crowding, no parking for residents

liately around me and having to deal with potential nuisances (extra cars, loud noises, parties, damage

Are Background checks done on these people? They come from all over the US so they can commit a
lated by other provisions should not be allowed

have all kind of people coming and going every week. Parking is already an issue and it would be worse
usual, which may be a disturbance to neighbors and more work for our already thinly stretched police
ine might make me apprehensive about safety.

to be on board , plus you never know who could be staying there, but that's the case everyday with ho

the interior of the home. When they move, the owner is faced with putting a lot of money into restoring the home to its original condition. What kind of individuals this would bring into our area. If people want short term rentals, they should do so for a residential purpose.

Short term rentals because of closing extensions, are in town for weddings/funerals, need a home environment. They also increase in waste/debris and increase in traffic congestion.

Attempting to regulate.

Single renter!!! Allow it. You have taxed me right out of the home I've lived in for 10 years. Let people be willing to write regulations that are fair to all homeowners and potential renters. In other words, this is a fair use of the property and does not create a nuisance for neighbors.

As fast as other technologies, that's their problem. Short term rentals is a new and improved way of sharing the property with others. What we can't do.

Rental house next to me where people are coming and going at all hours, loud music, etc. Kyle has some

responsible for this & how will it be paid for? Not one dime should come from other residents to pay for ANY damage to the property of homeowners living next door.

They rent in. This often times gives them a feeling of free reign of the property they are renting and little to no responsibility to abide by local laws or HOA rules.

Consider allowing it in our community.

When.

It may also be a burden to neighborhood who do not have adequate parking. This could cause issues

with home ownership. Home owners are already being pushed out of Austin.

Coming in. Homeowners are not familiar with the people staying there and their daily habits. It is disruptive to the neighborhood. Just a Money Grab... Not All Owners Will Be Honest... Homestead & Other Property Tax Exemptions...

Do not want to have any of those experiences near me in Kyle.

Kyle, they stay in Kyle to visit Austin and San Antonio, which causes more traffic.

Constant influx of strangers. Airbnb is owned by mostly the homeowners not the government. I am not again

Property damage, littering

d then that eliminates the problems that will arise.

er the value of my home. I also don't feel it would be safe to have random people in and out.
a residence in a neighborhood is not safe for the families in the area. Hotels are meant to be run in coi
rough.

rentals. Quality of neighborhoods might be affected.
rder. We also look out for each other, we know who belongs here, as evidenced by our Facebook pag

d different groups of people, never know who will be in on a weekly to daily basis.

ighborhoods. Guests who don't respect the community (too much noise, property damage from vehicle

ka loud parties, music, etc. We live and work in Kyle because we love it and even though it has a rapi
f hand, causing more work for already short staffed Kyle PD. It also disrupts other homeowners peace

pecially with children walking to/from school/ bus stops. I believe the home adjacent to us is a short ten
any friend (or foe for that matter) drive down Burleson St.

short-term rental, I would not know the people or anyone the short-term renters bring into the area. TI
et causing artificial inflation of rent and housing.

with location in mind. If we wanted to live next to the police station, fire station, gas station or short tern
gs coming into family-friendly neighborhoods. If owner needs more income,get a second job.

issues with meth labs using them to move around a lot

I be able to do as they wish and use they'd properly as they desire.

They are not permanent residents and can cause disruption with little to no consequence. This is a saf
I think they may be loud, have parties, make a mess, without respect to permanent residence. I think i

mmunity disturbances, no enforcement. Inappropriate parking.

s, more renters than room No advantage to the citizens who love Kyle

ort term rentals effect or deter the purpose of our community. Knowing your neighbors is vital! People

ousing was built further down (against my wishes) from where I've lived for 12 years. The traffic alone i

nt tax it. Then goevernment doesnt want it. Hotels seek to be driving this. Perhaps if hotels upgradec

regulations in place. Kyle is not a tourist destination, so this type of housing does not naturally fit what

possibly right next door to you is something you should have to worry about in your home that you own
ific properties that might be bad for rental, but AirBnB does a great job weeding those out already. Thi

sidency. But so do apartments and we are becoming over run with those also now.

LONG term rental tenants, and most short term rental users are negative. Otherwise they'd stay in a ho

I be to motels/hotels, not private residences.

next door. Would there be any way to know if it were a criminal, sex offender, or someone else up to no
be concerns about noise and other things, if a person staying in a short-term rental violates any of our
if short term rentals are not allowed.

stle and bustle of big cities, and now it seems Kyle is trying to become more metropolitan.

had short term renters next door smoking drugs in front of my home, a pit bull breaking down my fence

; my renter or my neighbor's renter.

anything about, coming and going from neighborhood houses? I didn't buy my home with the intention of

to park on the streets as it is. If a home becomes constantly booked- it will create additional parking co
many apartments now.

ratings to drop, at-risk behavior and possible additional needed school funding to increase/ declined in

ct door to young children
more littering.

owners that communicate with the tenants, then I don't think there should be any issues.
Too loud music.

it in Kyle whether the city "allows" them or not. Saying Kyle is not going to allow short term rentals mak

addressed with ordinances that are already on the books and with HOAs.

hey could cause

makes me nervous. The renters aren't invested in our neighborhood to keep it clean, safe etc.
se homes are on smaller parcels and turnover of neighbors, traffic and noise are expected to be low. C
guests has illegal drugs, they should be able to get evicted immediately. No sex offenders either.
it people having parties / crime / etc. But I think that the laws against those undesirable things that are

vays up to the same level of care as the ones that are used by the owners or they aren't always the be
ound of people renting spaces are not known, too many children in most neighborhoods vulnerable.
orhoods, I do not feel this is safe. I would not want short term renters next door to me and my family
c puts them in danger

erent people coming and going next door every weekend. I would have no way of knowing if they are
r etc. Where that community is used to "vacation" people. Kyle is not one of those locations.

/le

check - so potentially dangerous people staying in our neighborhood close to schools. However, I belie

ess I know first hand the unintended situations which WILL happen. How will the 1% tax revenue be co

problem. People up to no good could rent.

rarily?

e looking to buy in Kyle but are hesitant.

ur property taxes..do something for us.

community, opens the door for more homes not used for primary residence but a business investment v

ors.

trol

ro, they will not care about noise, HOA rules, etc. That's what hotels are for, and we have plenty in Kyle
ot attracting people who are going to disrupt the peace of the neighborhood they are in. We want to bri
and then companies buy them as rental properties. Then the renters do it take care of the property, hav
ty houses. Too many guests and too many cars on the streets cause negative externalities. Also, the
without

for Kyle ordinances

without the income from renting my spare rooms. I think common sense regulations are the right path.
ed or monitored? What benefit does it really bring to Kyle?
stin area more than inner improvements of the city of Kyle.

rs. Just stop it. Try cutting the spending instead. Leave us alone.

ant stream of strangers would be unsettling.

increased criminal activity as there are few methods for the homeowner to thoroughly vet his guests. Incr
e caused for neighbors. Regulations would take care of that. The City also obviously wants some tax
ential neighborhood. Safety and security for neighbors, as there is no clear way to fully vet guests with
n't know enough about this issue to have an opinion. Are we building new homes just for this?

course for the neighbourhood to deal with problem tenants

s up either being damaged or worse, goes missing. The crime will increase.

and are absolutely not a good idea.

ed people causing a ruckus and leaving with no accountability for the mess they create.

ed

urbance to neighbors. The concern is about large, loud and out of control gatherings.
ready looking like Food Court off I-35, try to keep Kyle classy, not trashy!

who wants this for Kyle.

I do believe the City of Kyle should regulate short-term rentals because not all renters could be reliable

the idea of a home next door to mine potentially having constant turnover of unknown people. I also th
iat will create more revenue and hopefully create more tourist attractions, nice restaurants and shoppi
enforce any rules.

volving door.

kind of properties, there has been much noise, damage and disruption both to the properties and the neighbors may not have flawless backgrounds, but I know who they are and we watch out for each other.

nces(noise, parking) but I think the fear would be that they would become an annoyance to neighbors. residences.

ie in houses around them, loud parties, excessive alcohol consumption, etc

g and invested in the homes and community they live in. We do not want people investing in short term allow short-term rentals. I'm baffled as to why it is currently the regulation.

disputes and many civil problems because you allow strangers in your home.

hoods...but they probably don't really know more than a handful of their neighbors. If homeowners still

parties in short term rentals, for example during SXSW, ACL, F1, etc.

to do with their home. Leave home owners alone and focus on more important issues. Stop trying to fill al interests (hotels, etc) by restricting short term rentals, this should be met with fierce criticism and cor

go whom you don't know.

HOAs and other residential communities to assure that noise and trash ordinances aren't broken. I would

omes are asking to be used or permitted as short-term rentals. If so, these properties should be regulated sensibly as short term but then not leaving at the end of their agreement.

experience neighbors that we know and trust. Not that short term rentals necessarily bring bad people as I

for homeowners when investors buy property just to use as short term rentals

endly...loud, litter, reckless driving. Lowering property values near these rentals. Rental property becomes and do not have an interest in keeping neighbors happy.

yle it's because you don't want to live the Austin. Short term rental cause a problem for the residents if once would supersede HOA restrictions; needs to be clear if it does. I've read concerns on FB about short term rental property.

good care of the folks who are renting.

the Kyle residents that live nearby, but experience says otherwise.

r.

and the ACL festival.

and not the potential dangers and it's what the city has hotels for.

» “business” of it.

» live next to the short term rentals as in noise, parking issues, constant turn around of people staying in multiple vehicles and they would have loud parties all night. Thankfully, those homeowners moved and we

» or everyone.

» ntals.

w short-term rentals.

ed as some of them are INCREDIBLY STRICT).

om the family friendly area I moved here for.

ng term I know these people. You are asking for nothing but trouble putting short term rental in single f
e in allowing STR's for the economic and real estate market benefits.

lther reason than to maintain their source of income.

type of activity can be controlled, even a commercial organization can not do so.

Since there is no set formal enforceable regulation I recommend to not allow this within the community

n many Airbnb's and we're far from bad people
well as long term parking issues

aps unsuspectedly pay local taxes and support our public infrastructure. (Sarcasm) The City should not
.

l. It is a safety concern for me and my family.

would not be able to afford the increase. As a one income family working here in Kyle, rent already costs
not because they are not there. How can the homeowner prevent a house party? They cannot because

to my property, etc).

a terrible crime and go right back where they came from without being found.

se!
force. It also brings more traffic to our already congested streets.

omeowners. We all have the choice of who stays in OUR house .

ne property to its original state.
ok at Austin or San Antonio.

'he only concern I'd have is who is renting my space from me.

make money, if they are able.
sue should not be ignored nor should it not be just rubber stamped.

t term rental and we should embrace it.

e lovely quiet neighborhoods, I want it kept that way. Let Austin do short term rentals in their city.

THING related to short term rentals! Nor should doing so come at the expense of residents in anyway.

no concern for the residence that live there. And there is no adequate means of regulating or taxing a

; for our entire city and regulations for help and sure this is not a problem

o neighbors and a burden on City resources.

If City Does Allow They Must Make It Clear That It Will Not Override HOA Regulations That Forbid ST

nst Airbnb just having the City make it their business and let it get out of control.

mmercial areas, not individual residential homes. With all the new hotels and so many vacancies in th

e. I don't like the idea of strangers coming in and out of the community. We need to preserve stability a

es or parties, not watching pets or children).

dly growing population it still has a small town values kinda atmosphere and vibe. We especially love c
eful life styles and family life. The crime rate always goes up. It creates a lack of security.

m rental. It's unnerving to have so many men drinking and partying outside at all hours. This is not why

he atmosphere of Kyle as a home town would change. Better to have a Courtyard Hotel with kitchenet

n hotel we would've done it when buying our home. Changing rules and allowing people to move in eve

ty concern and can allow for "casing" of neighbors homes.

it will also lower the property value of homes.

moving in & out is not conducive to a strong, vital & neighbor friendly community. Please don't let that

it's created with cars speeding past my house Arbor Knot Dr) is unwelcome and the crime associated w

d their property and were reasonable on rates, ammenaties and other charges this would never have b

: Kyle has to offer; therefore, why people might want to choose this area for this type of service may no

in a private neighborhood. That is not what you sign up for when you buy a home in a family oriented
s is going on already, so whatever negative impact there might be would already be felt. There are no

otel, which Kyle has. Let's leave it to them.

o good? We purchased a home to in a single family neighborhood to avoid constant coming and going
current codes, then they can be dealt with for the law that's already written. Should they violate the co

e and coming into my home via a dog door, and some questionable persons next door.

living in some short term rental destination area. This will ultimately negatively affect Home values als

ngestion.

vestment in rental upkeep and renters refuse to pay the added expense/ overcrowding/ encourages m

kes as much sense as saying Kyle is not going allow mosquitos.

Good neighbors are what form our communities and having constant turnover (good or bad renters) doesn't already on the books (eg, noise ordinance, etc.) are sufficient. Frankly, I don't think Kyle is enough of a deterrent for bad neighbors (need to call police for obvious drug use or use of fireworks.) I'd be concerned that allowing

"good people". I also don't want to have to constantly be telling these renters that they can't block my

even if the short term rental rates are high enough, it will not attract as many undesirable guests.

collected? This 1% is way too low. Impact on the local hotel business. Impact on the long term rental business.

which does not promote community involvement. Promotes more HOAs being ran by those not in the community.

e, along with alot of apartments! I want to maintain the value of my neighborhood.
ng people into the city that will be respectful of our city and the community that built it.
/e the cops called on them and then they get kicked out.
re is no way to know who is staying there-sex offenders, etc.

eased police calls for after hour activities that disrupt normal neighborhood activity.Increased animal c
out of it, since perhaps some hotel tax would be lost. I would think there was some mechanism to recr
a quality criminal background screening to insure we do not have dangerous people using their stay to

e and trust worthy

ink this has the potential to lower home values in my neighborhood.
ng areas.

neighborhoods.

. People that rent short term are not vested in the community.

rentals here and living in a different city or state. Those types of homes become run down over time.

If I maintain their property, it shouldn't hurt surrounding property values.

and ways to squeeze more pennies out of the citizens.

condemnation.

I much prefer my home be next to people who actually lived in Kyle, rather than a constantly rotating group

inspected, and Hotel Occupancy Taxes levied before being allowed to be rented out.

I have been a person who has utilized the services myself, rather than there are cities and places this suits me

looking trashy looking with wear and tear.

that live around them.

short term tenants being possible criminals; so perhaps some background check. Some apartment companies

at the short term rental, etcet.
have lovely new neighbors.

amily homes

r. Landlords place themselves at risk for potential legal liabilities (including renting to less desirable gro

t allow short-term rentals so that all of the newly built chain-style hotels, can have a total monopoly ove

nsumes HALF of my monthly take home.

e they are not home. Neighbors are unaware of who has a short-term rental so how can they be a goo

short term rental as it could be very difficult to prove it is rented out in that manner.

R's.

em, there is absolutely no reason to have "hotels" being run in family residential neighborhoods.

and put ours and our children's safety first.

our quiet neighborhood and want to keep it that way. If you say that these short term rental come with r

r we chose our neighborhood! I don't really care about property value, I value safety more.

ites rather than turning our neighborhoods into hotels. Our CCR's do not allow a business to be run ou

an short term isn't ok and violates the surrounding neighbors rights to live how they hide to when selec

happen!

with growth is not welcome either.

ecome an issue

it always be for the best of reasons.

areas. We are not a big city, by allowing these types of changes, you would be driving out the small towns. There are good reasons for Kyle to categorically disallow STRs.

of those around us and to give our kids a safe place to grow up. My concern is the criminal status of the landlord or the contract that they signed with their lessor or rental company or apartment complex, and those properties

o.

more migratory behavior as opposed to a stable household/ pedophiles having temporary and quick access

es not help to keep that bond or feeling of safety/stability. HOA's need to have the ability to overturn a
a destination resort town (and it's still some distance to Austin) where we'd be looking at a large % of
wing more rentals would make the problem worse.

mail box!! There is no way that the city can monitor every rental! In high density neighborhoods this is

siness. Negative impact will largely be felt by the adjoining neighbors with no upside for them. Some w

community and influencing our town for personal/business not necessarily part of who we want to be as

ontrol call outs as most short-term rental homes have a pet friendly policy. Local neighbor hood pets o
over that tax from the homeowner. But let's not get ridiculous about it. Kyle residents play a significant
scout out the area for a possible future criminal act or commit a criminal act. Will the city take some re

roup of people who have no stake in the quality of Kyle neighborhoods.

better. I don't think Kyle is one of them.

anies don't rent to people who have committed certain crimes; sex offenders should be prohibited.

ups that did not render a routine background check). From sexual predators to people that may perform

or short-term guests who only wish to stay a night or two. (Sarcasm)

d neighbor knowing who should be coming and going from the house? Traffic increases in neighborhood

estrictions and such it's going to be hard to implement such restrictions such as occupancy and noise c

t of a house in Southlake Ranch Sub. This might be a deciding factor in my moving after 12 years in K
ting their home.

own charm that make Kyle what it is know for.

e visitors and whether or not they take care of the property and surrounding areas.
should be able to have appropriate recourse for the renter violating those contracts.

ress to small children

ny approval for short term rentals overall as part of the community and to request permit cancellation if
homes being short term rentals, even if they were allowed without city regulation.

is a bad idea. Long term renters cause enough problems!

will be owned by local "mom and pop" operations but the majority will be corporate ownership or manag

is Kyle.

ften treat these stranger pets as intruders and aggressive behaviors are amplified. Perfect opportunity
t tax already.
responsibility if, God forbid, something horrible occurs if the city sanctions STRs despite public scrutiny

n crime in the area. I have rented vacation properties and I can attest the rental process is FAST. Not

ods with short-term rentals as well as noise. Does KPD want an increase in disturbance calls? Has Cit

ordinances when people come and go from these types of rentals so quickly.

yle. I am strongly opposed to short-term rentals.

based on complaints as well.

ement which takes profit out of the community and will have no local sense of community. Turning our

/ for sex offenders to stake out neighborhood. Reduce the overall awareness of the neighborhood as it
of the safety issues being brought forth? That might be a legal question a victim will ask their attorney

all landlords actually check whom will be staying at the property. They can be using different aliases.

y Council looked at the change in disturbance calls for Austin as a result of their short-term rental polic

residential community into business zone will change the nature of the town. No way to properly vet or

these individuals are guests of the homeowner. The steady traffic of strangers might desensitize children, as the city has an option and a duty to protect its citizens. Lessening the enjoyment of neighbors of t

y? I spend a lot of money on my house, and I do not want a short-term rental next door.

ver night guests the way a long term rental is vetted. Make no mistake, we will serve as over flow for A

ren to being wary of strange cars and people in the neighborhood. Potential restriction of access for err
heir own property with strangers constantly coming and going. Taking business away from hotels that

ustin and San Marcos. Extra \$\$ will be spent in those areas, not locally. Many airbnb places are altern

emergency vehicles due to overcrowding in the streets. Fire trucks already have to lookout for clearance already lack high occupancy. Should neighbors not have the right to maintain a residential lifestyle wi

ative. Will we allow huts, tents, yurts, garage makeovers, a van down by the river? Who will make the (

from trees. With the narrow design of streets in Kyle, the parking of cars in these streets could restrict
without fear of their neighbor turning their home into essentially a hotel? Buyers will begin looking to see

determination about a proper do

t th

;