

Home Owner Associations

In an effort to establish a dialogue with Homeowners Association, Commissioner Oppel gathered from staff the e-mail addresses of and sent an e-mail to the following homeowners associations:

Hometown Kyle
Plum Creek
Silverado
Southlake Ranch
Post Oak
Kensington Trails
Waterleaf Falls
Amberwood
Four Seasons Farms
Bunton Creek
Meadows of Kyle

The text of that e-mail was as follows:

To whom it may concern, The Kyle City Council has instructed the Planning & Zoning Commission, of which I am a member, to conduct a study on short-term rentals. Part of that study will be the collection of public input from Kyle citizens on this issue. I am reaching out to you to see if you could make any one of the following possible: 1. Invite me to attend your next homeowners association meeting during which I could facilitate and open discussion on the subject of short term rentals. 2. Invite and encourage the members of your association to e-mail me their thoughts on short-term rentals; or 3. Prepare a report to send to me that you believe synthesizes your association's viewpoints on the subject of short-term rentals. Thanks in advance for your assistance in helping to make our report as inclusive as possible. Respectfully,

Pete Oppel
Planning & Zoning Commission, Seat 2

Commissioner Oppel received the following responses"

I understand you are seeking input about STRs in Kyle.
Having lived in an apartment for 23 years and 9 months, I thinking living by a STR would be very similar. You would not have much recourse if with a STR if there were loud parties and dozens of cars. You could not file complaints against strangers that may live in other states or countries as when the F1 race happens or SXSW.
Austin has been battling over this for years.
I think in most HOA subdivisions there is a rule that rentals have to be 6 to 9 months and no businesses are allowed in homes.
STRs are a business.
Neighbors have rights, too. I surely don't want to live next to one and would expect my property tax evaluation would go down if it happened.
Jetty Sutton

Thank you for your email and this opportunity to have input on short-term rentals. I would like to send this out to our community for input, but feel there should be some other mechanism for collecting public comments beside direct email. Where else could homeowners submit their comments?

Since our community is still under development, our HOA is still under declarant control; therefore, attending an HOA meeting or submitting a synthesized report would not be recommended.

Thank you.
Sincerely,
Todd Uhlman
Resident Board Member
Meadows of Kyle HOA

I would like to make some recommendations:

1. Create a survey that owners can be directed to. This survey can be posted on the City of Kyle website. I can send out the link to the survey.

2. Your email is not a City of Kyle email. I understand that you are serving on the committee, but owners are not going to know who they are responding to.

Kind Regards,
Adriane Carbajal
Associaton Manager
Plum Creek HOA
4100 Everett, Ste 150
Kyle, Texas 78640
512-262-1140 office

Our meetings are the first Thursday of every month at 6:30 at our pavilion. We take standard zoning stance on this matter, which is no allowance for it. Thank you!

Lacy Goldberg
Treasurer
Waterleaf Board

On March 23, Commissioner Oppel sent this e-mail to that same list of homeowners:

To whom it may concern:

The City of Kyle will be having a town hall meeting to receive citizen input regarding short-term rentals within the city limits of Kyle. The town hall meeting will be held by the Planning and Zoning Commission on Wednesday, April 4, 2018 at 6:30 p.m. at the Plum Creek Community Center located at 450 Haupt. Please disseminate this information to members of your HOA.

Thank you.

Respectfully,
Pete Oppel
Planning & Zoning Commission, Seat 2

He received one reply:

Pete,

An email was sent with the meeting notice to all owners with registered email addresses.

Kind Regards,
Adriane Carbajal
Associaton Manager
Plum Creek HOA
4100 Everett, Ste 150
Kyle, Texas 78640
512-262-1140 office

On April; 7, Commissioner Oppel sent this e-mail to that same list of HOAs

To whom it may concern,

FYI, Here is a link to the city's survey on short-term rentals. I would appreciate any help you could give to disseminate it. Thanks. <https://www.cityofkyle.com/bc-pzc/kyle-pz-survey-short-term-rentals>

Respectfully,
Pete Oppel

Planning & Zoning Commission, Seat 2

Commissioner Oppel received no responses to this e-mail.

Commissioner Oppel sought and was granted access to the following Facebook groups on which he posted a link to the city's short-term rental survey:

Amberwood Residents

Kensington Trails Neighbors

Hometown Kyle

Plum Creek Uncensored

Plum Creek Residents

Silverado Community Page