

**NO. 236-342969-23**

**KELRAY LLC, AYODELE OLAYINKA § IN THE DISTRICT COURT**  
**ADESUBOKAN, MANUEL A. AGUIRRE- §**  
**ESCAMILLA, TRACEY AMAYA, §**  
**EDUARDO AMAYA, MISAEL ANDRADE, §**  
**WENDY ANN ARMSTRONG-GEREN, §**  
**CLYDE AUSTIN, MELISSA BAKER, §**  
**LAUREN BARRETT, CASON BECKHAM, §**  
**TRUSTEE OF THE 2120 FAIRMOUNT §**  
**AVENUE TRUST, BROOKE §**  
**BLANKENSHIP, HUNTER BLANKS, §**  
**LAUREN A. BRADY, GRAYSON BUSTER, §**  
**LUCAS BYERS, SARAH CALDWELL, §**  
**TRUSTEE OF THE SARAH M. CALDWELL §**  
**REVOCABLE TRUST, BRECCIA §**  
**CONSTRUCTION, LLC, KAREN CATES, §**  
**FLAMINIA CHAPMAN, BROOKVALE §**  
**HOLDINGS LLC, SCOTT CLARK, §**  
**PATRICK CODDOU, JENNIFER CODDOU, §**  
**DOUBLE07, LLC, FUNKYTOWN §**  
**PROPERTIES LLC, BETSY DARLING, §**  
**MARTHA DOMINGUEZ, ADULFO §**  
**DOMINGUEZ, IAN DORFMAN, LORI §**  
**DUGDALE, LAURA DYSON, MAYNARD §**  
**DYSON, ISABELLA ELLIS, WILLIAM §**  
**ELLIS, CRYSTAL ELLIS, DAVID KEVIN §**  
**FARMER, GUILLERMO FLORES RUEDA, §**  
**SANDRA FLORY, PATRICIA FLOYD, §**  
**TEXAS TUDOR TCU, LLC, JESSE FOX, SIJ §**  
**PROPERTIES #3, LLC, RICHARD §**  
**GARRISON, RITA GOMEZ, ALICIA §**  
**GONZALEZ, CHANE GUILLORY, SUSAN §**  
**HARPER, BLAKE HESTIR, MARK §**  
**HUDSON, M AND M POOL HOUSE LLC, §**  
**REI GOATS, LLC, RYAN BUYS HOUSES, §**  
**LLC, JAMES RYAN JACKSON, 112 §**  
**LORAIN SOUTH CORPORATION, MISTY §**  
**KIMBROUGH, MARGARET KOLYVAS, §**  
**TOM KRAUSE, ANXHELO LALAJ, DAVID §**  
**LATZ, JENNIFER K. LEE, AARON §**  
**BROOKS, URBAN LEGACY PROPERTIES, §**  
**LLC D/B/A URBAN LEGACY PROPERTIES §**  
**SERIES A LLC, STEVE LUCHAK, MARY §**  
**LYLES, TYE MARTIN, DEBBIE §**  
**MCWATERS, BARBARA MEECE, LORI §**

METZ, PENELOPE BRADBURY §  
 MOREHEAD, RICHARD MORRIS, §  
 PATRIOTIC LAND PARTNERS, LLC, §  
 LACEY D. O'BRIEN, RILEE B. O'BRIEN, §  
 HEATH OLINGER, TRINA PARKIN, §  
 ROBERT PATTERSON, JAMES OLEN §  
 PAYTON, EVE PEARSON, VAREY §  
 INVESTMENT PROPERTIES LLC, MARY §  
 KATHLEEN RACHELE, JEFFREY REED, §  
 THERESA RILEY, TRUSTEE OF THE TK §  
 RILEY FAMILY TRUST, ALLI §  
 RODRIGUEZ, JORGE RODRIGUEZ, §  
 YOVANNI CHAVEZ RODRIGUEZ, §  
 JARROD ROECKER, TRUSTEE OF THE §  
 Q.T.R. TRUST, §  
 SHANNON ROSS, LUCAS RUIZ, §  
 CATHERINE SAXON, CAMERON §  
 SCHOEPP, CARLA SCHOEPP, §  
 AUDREYNETTE SHABAZZ, §  
 SMITH-WALLACE PROPERTIES, LLC, §  
 MODERN BUILDERS, LLC, DAVID §  
 STELTER, GRANT STEPHENS, TIMOTHY §  
 S. STEPHENS, HOME SUITE STAYS LLC, §  
 CALLIE STEVENS, SEAN SULLIVAN, §  
 MICHAEL SULLIVAN, LESA SUSI, §  
 TRUSTEE OF THE SUSI LIVING TRUST, §  
 DANNY G. TAYLOR, JOHN THURSTON, §  
 JR., JAIME COBB TINSLEY, TOM §  
 TINSLEY, CHERYL TURNER, TRUSTEE §  
 OF THE CHERYL TURNER LIVING §  
 TRUST, REVIVE ESTATES, LLC, JAMES & §  
 JAMES PROPERTIES, LLC D/B/A 4521 §  
 BBH, LLC, JUDA YORK, CHRISTINE §  
 ZEILER, AND ANDREW ZEILER, §

*Plaintiffs,*

V.

CITY OF FORT WORTH,

*Defendant.*

236<sup>th</sup> DISTRICT

OF TARRANT COUNTY, TEXAS

**PLAINTIFFS' RESPONSE TO DEFENDANT'S  
TRADITIONAL MOTION FOR SUMMARY JUDGMENT**

**TO THE HONORABLE JUDGE OF SAID COURT:**

NOW COME the above-named Plaintiffs (collectively "Plaintiffs"), who file this *Response to Defendant's Traditional Motion for Summary Judgment* (the "Response") and would respectfully show unto the Court as follows:

**I.**

**SUMMARY OF THE ARGUMENT**

1. In their own *Traditional Motion for Summary Judgment* herein, Plaintiffs articulated at length the facts and law that are dispositive of this action. Those points include: (1) as a matter of Texas law as decided by the Texas Supreme Court, STRs are residential activity; (2) virtually every Texas state and federal court ruling on the merits of recent STR litigation favors homeowners and their vested, settled, and fundamental rights to lease their properties; (3) since January 1, 2016, Defendant, the City of Fort Worth ("Defendant"), has received 9,674,664 calls for service but only 684 "complaints" about STRs, 503 zoning cases about STRs, and 121 tickets sent out for violating the STR Ordinances to a total of just 32 different people out of roughly one million Fort Worth residents; (4) the City passed the Prohibition Ordinance after the (alleged) studies and surveys that it conducted revealed no problems caused by STRs; and (5) the City's "legislative findings" in the STR Ordinances directly contradict the evidentiary record before and since the City started regulating STRs.

2. Nothing in the City's request for summary judgment alters the posture of this suit. There is no compelling interest or even rational basis to be served by either the Prohibition Ordinance or the Registration Ordinance; Plaintiffs have a vested and settled right to lease their properties as STRs; the City has completely impaired that right; and the City has overstepped its

zoning power and treated Plaintiffs differently from similarly situated Fort Worth property owners engaged in other, equally residential uses. This case is in alignment with other STR-related litigation on the facts and the law. All the Court must do to grant Plaintiffs summary judgment in this lawsuit is follow the precedent, the evidence, and common sense. Therefore, full summary judgment in favor of Plaintiffs, not the City, is proper.

## II.

### **SUMMARY JUDGMENT STANDARDS**

3. Pursuant to Texas Rule of Civil Procedure 166a(b), a movant for summary judgment must show no genuine issue of material fact exists in order to be entitled to summary judgment as a matter of law. *Nixon v. Mr. Property Mgmt. Co.*, 690 S.W.2d 546, 548 (Tex. 1985). To meet this burden, the movant must conclusively prove all elements of its claim. *MMP, Ltd. v. Jones*, 710 S.W.2d 59, 60 (Tex. 1986). The movant has the burden of establishing that no material fact issue exists. *M.D. Anderson Hosp. & Tumor Inst. v. Willrich*, 28 S.W.3d 22, 23 (Tex. 2000). A matter is conclusively established for summary judgment purposes if reasonable people could not differ on the conclusion to be drawn from the evidence. *City of Keller v. Wilson*, 168 S.W.3d 802, 816 (Tex. 2005). The movant may only obtain summary judgment on an affirmative defense if it conclusively proves all the essential elements of the defense as a matter of law. *Seagraves v. City of McKinney*, 45 S.W.3d 779, 782 (Tex. App.—Dallas 2001, no pet.).

4. If the movant establishes its right to summary judgment as a matter of law, the nonmovant is required only to present evidence that raises a genuine issue of material fact. *See Chavez v. Kan. City S. Ry. Co.*, 520 S.W.3d 898, 900 (Tex. 2017). Trial courts must not weigh the evidence at the summary judgment stage. *Huckabee v. Time Warner Entm't Co.*, 19 S.W.3d 413, 422 (Tex. 2000). A trial court's only duty at the summary judgment stage is to determine if a fact



issue exists. *Id.* In reviewing a summary judgment, the trial court must accept as true any evidence favoring the nonmovant, indulging every reasonable inference and resolving all doubts in the nonmovant's favor. *See Park Place Hosp. v. Estate of Milo*, 909 S.W.2d 508, 510 (Tex. 1995).

### III.

#### **SUMMARY JUDGMENT EVIDENCE**

5. Plaintiffs rely upon the following materials in support of this Response, all of which are attached hereto and incorporated by reference as if set forth fully herein:

- a. The *Affidavit of Graigory B. Fancher*, attached hereto as Exhibit "A," with the following attachments:
  - i. The City's Ordinance No. 23110-02-2018, attached as Exhibit "A-1";
  - ii. The City's Ordinance No. 26005-02-2023, attached as Exhibit "A-2";
  - iii. *Informal Report to City Council Members No. 9955*, dated November 1, 2016, attached as Exhibit "A-3";
  - iv. Selected document production from the City related to complaints received related to short-term rental activity, attached as Exhibit "A-4";
  - v. Selected document production from the City related to zoning cases since the City's fiscal year 2019, attached as Exhibit "A-5";
  - vi. Selected document production from the City related to tickets issued by the City for short-term rental violations, attached as Exhibit "A-6";
  - vii. The City's *Answers to Plaintiffs' Second Set of Interrogatories*, served in this lawsuit on January 29, 2024, attached as Exhibit "A-7";
  - viii. The City's *First Amended Answers to Plaintiffs' First Set of Interrogatories*, served in this lawsuit on January 29, 2024, attached as Exhibit "A-8"; and
  - ix. Selected portions of the deposition transcript of Dana Burghdoff, taken herein on August 27, 2024, attached as Exhibit "A-9."
- b. The *Unsworn Declaration of Lauren Brady*, attached hereto as Exhibit "B";
- c. The *Unsworn Declaration of Terry Smith*, attached hereto as Exhibit "C";
- d. The *Unsworn Declaration of Susan Harper*, attached hereto as Exhibit "D"; and
- e. The *Unsworn Declaration of Eduardo Amaya*, attached hereto as Exhibit "E."

#### IV.

#### **ARGUMENTS AND AUTHORITIES**

##### **A. Plaintiffs, not the City, are entitled to summary judgment on their due-course-of-law claim.**

6. The first cause of action that the City addresses is Plaintiffs' due-course-of-law claim. The City contends that it is entitled to summary judgment on that claim for two reasons: (1) Plaintiffs do not have the constitutional right to lease their properties for less than thirty days in residential districts; and (2) the STR Ordinances are rationally related to a legitimate purpose and not so burdensome as to be oppressive. As Plaintiffs have already shown in their own request for summary judgment and will address again herein, neither argument put forth by the City is availing.

##### *1. Plaintiffs' right to lease their properties is fundamental, vested, settled, and not restricted in duration or location.*

7. Article I, § 19 of the Texas Constitution guarantees that "[n]o citizen of this State shall be deprived of life, liberty, property, privileges or immunities, or in any manner disenfranchised, except by the due course of the law of the land." The STR Ordinances plainly deprive City residents of property and privileges, as they take away the right to use their properties as STRs. In fact, the Fort Worth Court of Appeals has already held that the right to lease is a fundamental, settled property right sufficient to uphold a due-course-of-law claim. *See City of Grapevine v. Muns*, 651 S.W.3d 317, 346–47 (Tex. App.—Fort Worth 2021, pet. denied). The City attempts to sidestep that holding by moving the goalposts.

8. As the City would have it, the issue is not whether Plaintiffs have a vested or settled right to lease their properties, but whether they have a vested or settled right to lease their properties for less than thirty days in residential districts. *See* the City's MSJ at p. 15. This begs an obvious

question: how can the City argue that landowners only had a vested or settled right to lease their properties in excess of 30 days when that limitation never existed until the challenged legislation? Put simply, because the City never restricted duration of property rentals prior to 2018, Plaintiffs, and every homeowner in Fort Worth at that time, had the vested, settled right to conduct rentals of any duration. There is no evidence to the contrary.

9. Texas courts have long recognized that the right to lease is fundamental, historical, and pre-constitutional. *See, e.g., Eggemeyer v. Eggemeyer*, 554 S.W.2d 137, 140 (Tex. 1977) (“The protection of one’s right to own property is said to be one of the most important purposes of government.”); *see also Tex. Rice Land Partners v. Denbury Green Pipeline-Tex., LLC*, 363 S.W.3d 192, 204 n. 34 (Tex. 2012) (“Private property rights” are a “foundational liberty, not a contingent privilege.”). The contention that STRs were never allowed in Fort Worth is revisionist history to the uttermost degree. In fact, Texas Supreme Court precedent shows that STRs were occurring in Fort Worth without challenge over 100 years before the Prohibition Ordinance. *See Coalson v. Holmes*, 240 S.W. 896, 897 (Tex. 1922). Specific to this case and as to property owners in Fort Worth, prior to the Prohibition Ordinance, Fort Worth officials confirmed to Plaintiff Lauren Brady that STRs were permitted (in fact, they told her that in her situation, only short-term leasing was allowed). *See* Exhibit “B” at p. 3.

10. The City’s goal in making this argument is to have the Court narrowly construe the Texas Constitution in contravention of American history and policy. Never until very recently, in the centuries-long history of leasing under Anglo-American law, were owners forbidden to lease out their properties for a short term. The right to set the price and term free of government interference was assumed and unquestioned. *See Terrace v. Thompson*, 263 U.S. 197, 215 (1923); *Muns*, 651 S.W.3d at 346–47; *Zaatari v. City of Austin*, 615 S.W.3d 172, 190–91 (Tex. App.—

Austin 2019, pet. denied). That is true even though the right to lease is not specifically enumerated in the Texas Constitution. Why? Because—

Sometimes the reason that a right is unenumerated is that it is so fundamental to our legal tradition and culture that reducing it to writing may never even have occurred to the drafters. When—as an objective matter—there could be almost no dispute about its existence, the right is reasonably recognized as part of the background assumptions of the law.

*State v. Loe*, 692 S.W.3d 215, 255 (Tex. 2024) (Young, J. concurring).

11. The City briefs at length how the Texas Constitution is not a “freestanding font of substantive rights” and does not allow for the discovery of new rights in the due-course clause. *See* the City’s MSJ at pp. 12–14. From this framework, the City concludes that the Texas Constitution does not confer upon Plaintiffs the substantive right to lease their properties for less than thirty days in residential districts; therefore, it supposes, the STR Ordinances are constitutionally valid. But this misses the point. Plaintiffs’ right to lease their properties—including as an STR—is so fundamental, venerated, and established that the drafters of the Texas Constitution would never have deemed it necessary to specifically include. Plaintiffs are not attempting to draw out a new substantive right from the text of the Texas Constitution. That substantive right existed, and was implied and assumed in the law, long before the state of Texas or the City of Fort Worth did. Thus, even if the Court wishes to decide this case on the City’s terms, the answer to its question on page 15 of the City’s MSJ—“Do Plaintiffs have a vested right to rent their properties for less than thirty days in residential districts?”—is, resoundingly, yes.

12. The City also cites case law for the alleged proposition that Texas and other American courts have held that the right to rent property is not a fundamental right and that cities can regulate that activity through zoning. *See* the City’s MSJ at p. 17. Those arguments and authorities are misplaced. First, they ignore the Fort Worth Court of Appeals’s binding opinion in

*Muns*, which states that the right to lease is sufficient to uphold a due-course-of-law claim. *Muns*, 651 S.W.3d at 346–47. Of particular note is the City’s attempted reliance on *Marfil v. City of New Braunfels*. In that case, the City of New Braunfels argued to the District Court for the Western District of Texas that it was sufficient to pass rational basis scrutiny that members of the community claimed that STRs would cause nuisances. 2021 WL 8082644, at \*7–\*8 (W.D. Tex. July 29, 2021). The district court agreed and dismissed the case. *Id.* That is exactly what the City wants to happen here. But the Fifth Circuit reversed the dismissal, finding that discovery and evidence are required before such disposition. *Marfil v. City of New Braunfels*, 70 F.4th 893 (5th Cir. 2023). In a footnote, the City contends that the district court’s *Marfil* opinion is still “persuasive authority” as to the substantive standards applied. *See* the City’s MSJ at p. 18, n. 19. What the district court’s *Marfil* opinion is not still persuasive authority for is the proposition that the City can ban short-term rentals with impunity in violation of those substantive standards. It bears repeating that Plaintiffs do not claim the City can never regulate short-term rentals; instead, they assert that the STR Ordinances are constitutionally invalid attempts at doing so.

13. Second, Plaintiffs have never asserted in this case that the City cannot ever, in any way, regulate leasing. A city can, consistent with constitutional norms and the strictures of the Zoning Enabling Act, impose reasonable requirements for licensing or regulating an activity which implicates constitutional or fundamental rights. What the City cannot do is deny those rights without a constitutionally and statutorily valid basis for doing so. And the record here conclusively establishes that the STR Ordinances ran afoul of the applicable standards for substantive due process and due course of law, as contended in Plaintiffs’ motion for summary judgment herein.

2. *The STR Ordinances are not rationally related to any legitimate government purpose and, regardless, are so burdensome as to be oppressive.*

14. The City's alternative argument for summary judgment on Plaintiffs' due-course-of-law claim fares no better. Plaintiffs briefed extensively in their request for summary judgment how overwhelmingly one-sided the evidence is in their favor and against the City. To summarize: less than *one one-thousandth* of the City's calls for service since January 1, 2016, relate to STRs in any way. Since that date, the City has received 9,674,664 calls for service. *See* Exhibit "A-8" at p. 5, Answer to Interrogatory No. 7 (reporting 6,511,798 911 calls and 3,162,866 311 and other non-emergency calls made to the City). Since March 2, 2018—when the Prohibition Ordinance took effect—the City has received just *684 complaints*, which equates to slightly less than one call for service across the entire City every three days and a mere 0.007% of calls during the same time period. *See* Exhibit "A-4" at columns 32–715. Since the effective date of the Prohibition Ordinance, the City has initiated 503 zoning cases, *see* Exhibit "A-5" at p. 1, and issued 121 tickets to a total of 32 different people. *See generally* Exhibit "A-6." Furthermore, 75% of the City's zoning inspections since the Prohibition Ordinance took effect have revealed no issues. *See id.* From the City's own document production, *not one ticket* was issued for a documented nuisance at an STR property.

15. Faced with an untenable hand, the City resorts to hypotheticals. It must only, the City claims, be "fairly debatable" whether it "reasonably believed" that the STR Ordinances would promote a legitimate government objective, and its decision "may be based on rational speculation unsupported by evidence or empirical data." *See* the City's MSJ at p. 19. In other words, the City's case rests on the mere possibility that it could have believed that STRs would cause problems. That is not the most confident endorsement of the City's case, which is justified given

the abysmal factual record before it. But even extending all due deference to the City, it is unclear how the City could have rationally reached that conclusion.

16. The City identifies the following as bases for its enactment of the Prohibition Ordinance: (1) other cities' ordinances regulating STRs; (2) other cities' experiences regulating STRs; (3) consultations with city planning and zoning organizations about STR regulations; (4) review of scholarly articles about the negative impacts of STRs on residential neighborhoods (notably, the City reviewed nothing positive about STRs); and (5) analysis of how the City could track and ensure payment of Hotel Occupancy Tax (which has no bearing on the issue before the Court, which is whether STRs needed to be banned). *See* the City's MSJ at pp. 5–6. As an initial matter, this directly contradicts the deposition testimony of Dana Burghdoff, the City's Assistant City Manager, who admitted that the City conducted virtually no formal research or studies on STRs before passing the Prohibition Ordinance and reviewed nothing at all specific to Fort Worth. *See* Exhibit "A-9" at 23:15–27:25. Even if the Court is nonetheless inclined to take seriously the City's after-the-fact attempt to conjure a rational basis for the STR Ordinances, none of these sources are competent summary judgment evidence of societal harms to be caused by STRs, and none of them change the fact that those alleged harms were not happening then and are not now. Instead, they are an artifice that the City used to pass the laws it wanted from the beginning. Nonetheless, Plaintiffs will address each of them below.

17. Regarding other cities' ordinances and experience, the case law is clear that, for one city to rely on another city's evidence, the other city's evidence must include a lengthy study, analysis, and expert testimony. *See City of Renton v. Playtime Theatres Inc.*, 475 U.S. 41, 50–52 (1986) (city could rely on another city's concrete evidence of harms from adult theaters). In this case, nothing about other cities' ordinances or experiences that the City purports to have relied on

is even before the Court for it to consider. Under *Renton*, the City cannot claim to stand on the shoulders of other cities because there is no way to prove whether the other cities produced a lengthy study, conducted analysis, or procured any expert testimony.<sup>1</sup> Of course, as detailed in Plaintiffs' MSJ, every other Texas city to consider whether STRs cause more issues *per capita* than other residential properties has concluded that they do not. See Plaintiffs' MSJ at pp. 17–18. The same issue plagues the City's reliance on consultations with city planning and zoning organizations—those groups are not qualified to speak representatively for their respective cities, and none of their studies or analysis are presented to the Court herein—and the “scholarly articles” that are really unverified journal and blog posts. Finally, nothing about the City's analysis of how to track and ensure payment of Hotel Occupancy Tax would justify simply banning STRs altogether. Plaintiffs do not complain of Hotel Occupancy Tax in this case. In fact, if the City was continuing to permit STRs subject to the collection of Hotel Occupancy Tax, Plaintiffs would have no quarrel with the City over STRs.

18. The real problem, and one that the City cannot overcome, is that STRs are a form of leasing—a residential use—indistinguishable from other residential uses. *JBrice Holdings, L.L.C. v. Wilcrest Walk Townhomes Ass'n, Inc.*, 644 S.W.3d 179, 185 (Tex. 2022); *Tarr v. Timberwood Park Owners Ass'n*, 556 S.W.3d 274, 291 (Tex. 2018); *Garrett v. Sympson*, 523 S.W.3d 862, 868 (Tex. App.—Fort Worth 2017, pet. denied). There is no evidence in this case

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<sup>1</sup> Furthermore, under *Renton*, the City cannot rely on “shoddy data or reasoning” that does not “fairly support” the ordinance's rationale. *Ass'n of Club Executives of Dallas, Inc. v. City of Dallas, Texas*, 83 F.4th 958, 966 (5th Cir. 2023) (quoting *Renton*). Evidence can be “shoddy” either because it “does not support [the ordinance's] rationale,” or because Plaintiffs' own evidence counters the municipality's findings. *Id.* In this case, the City's evidence is at best shoddy because it's “anecdotal and unexamined.” *Tennessee v. Lane*, 541 U.S. 509, 542, 124 S. Ct. 1978, 2000, 158 L. Ed. 2d 820 (2004) (citing faulty evidence submitted to a task force in *Bd. of Trustees of Univ. of Alabama v. Garrett*, 531 U.S. 356, 370, 121 S. Ct. 955, 966, 148 L. Ed. 2d 866 (2001)); *Wal-Mart Stores, Inc. v. Dukes*, 564 U.S. 338, 358, 131 S. Ct. 2541, 2556, 180 L. Ed. 2d 374 (2011) (anecdotes represented skewed viewpoints); *Rubin v. Coors Brewing Co.*, 514 U.S. 476, 490, 115 S. Ct. 1585, 1593, 131 L. Ed. 2d 532 (1995) (anecdotal evidence could not overcome the irrational regulatory scheme and the weight of evidence in the record).



that STRs cause more nuisances *per capita* than other residential properties, which aligns with the research performed by **Austin**, *Zaatari v. City of Austin*, 615 S.W.3d at 189–90, **Dallas**, <https://dallascityhall.com/government/citymanager/Documents/FY%202021%20Memos/STR%20Data%20Analysis%2005032021.pdf>, **Hollywood Park**, *Browning v. Town of Hollywood Park*, 2023 WL 9503457, at \*2 (W.D. Tex. Dec. 22, 2023), **California**, California Economic Forecast, *The Effect of Short Term Rentals on Neighborhood Nuisance Complaints Along the Central Coast* (June 28, 2016), <https://tinyurl.com/ycity8h8>, and **New York**, Gorkem T. Ozer, et. al., *Noisebnb: An Empirical Analysis of Home Sharing Platforms and Noise Complaints*, (Acad. of Mgmt. Ann. Meeting Proc., 2020), <https://ssrn.com/abstract=3660527>. See also Plaintiffs’ MSJ at pp. 17–18. Even under rational basis scrutiny, the City may not declare a traditional residential use of property to be a nuisance when it is not so in fact. *Huynh v. Blanchard*, 67 Tex. Sup. Ct. J. 886 n. 49 (Tex. 2024) (“Not even the Legislature can declare that a nuisance which is not so in fact”); *Odyssey 2020 Acad. v. Galveston Cent. Appraisal Dist.*, 624 S.W.3d 535, 552 (Tex. 2021) (the “Legislature could not by legislative fiat declare that to be true which is not in fact true . . .”); *Spann*, 235 S.W. at 516 (Tex. 1921) (“It is a doctrine not to be tolerated in this country that either State or municipal authorities can by their mere declaration make a particular use of property a nuisance which is not so, and subject it to the ban of absolute prohibition.”). Nor may the City prohibit a traditional property use merely because a group of its citizens say so. *City of Cleburne v. Cleburne Living Ctr.*, 473 U.S. 432, 448 (1985). Again, if it were otherwise, no one could ever win a rational basis case because anyone can make public comments that are false.

19. The City boldly claims that “there is a mountain of evidence” proving that STRs are disruptive to residential neighborhoods and districts. See the City’s MSJ at p. 20. The initial problem with this contention is that Dana Burghdoff already testified otherwise. See Exhibit “A-9”

at 23:15–27:25. That aside, it turns out that the “mountain” consists of anecdotal and unverified stories of Fort Worth residents, out-of-context excerpts from Plaintiffs’ depositions, and the *ipse dixit* of Dana Burghdoff based on the above-identified, non-evidentiary sources. This “anecdotal and unexamined” evidence, whether from Plaintiffs, the City, or other Fort Worth residents, does not satisfy rational basis review. *Tennessee v. Lane*, 541 U.S. 509, 542, 124 S. Ct. 1978, 2000, 158 L. Ed. 2d 820 (2004) (citing faulty evidence submitted to a task force in *Bd. of Trustees of Univ. of Alabama v. Garrett*, 531 U.S. 356, 370, 121 S. Ct. 955, 966, 148 L. Ed. 2d 866 (2001)); *see also Wal-Mart Stores, Inc. v. Dukes*, 564 U.S. 338, 358, 131 S. Ct. 2541, 2556, 180 L. Ed. 2d 374 (2011) (anecdotes represented skewed viewpoints); *Rubin v. Coors Brewing Co.*, 514 U.S. 476, 490, 115 S. Ct. 1585, 1593, 131 L. Ed. 2d 532 (1995) (anecdotal evidence could not overcome the irrational regulatory scheme and the weight of evidence in the record). Also worth noting is that the same Dana Burghdoff testified under oath that residential leasing (which includes STRs under *Tarr* and *Garrett*) is permitted in Fort Worth and that the distinction between STRs (which are apparently disruptive) and LTRs (which are apparently not) comes from “just needing to draw the line somewhere.” *See* Exhibit “A-9” at 16:19-16:23, 29:8–30:3.

20. To the extent any thread of rational basis might survive, which Plaintiffs deny, it is comprehensively outweighed by the burdensome nature of the STR Ordinances, which divest Plaintiffs and all other City residents of the right to use their properties as STRs. *Hous. Lighting & Power Co. v. R.R. Com. of Tex.*, 529 S.W.2d 763, 767 (Tex. 1975) (“The burden imposed on Houston Lighting & Power must be justified by the benefits to be gained by the public if the order is to stand.”); *W. U. Place v. Ellis*, 134 S.W.2d 1038, 1040 (Tex. 1940); *Id.* at 1041 (“the seriousness of the restriction upon the private right is to be considered in balance with the expediency of the public interest.”). The right to host others in one’s property for short periods of

time is deeply rooted in American history, and now it is banished from Fort Worth based on alleged research and secondary sources that are not evidence, *City of Cleburne v. Cleburne Living Ctr.*, 473 U.S. 432, 448 (1985); *Big Tyme Invs., L.L.C. v. Edwards*, 985 F.3d 456, 469 (5th Cir. 2021); *Catherine H. Barber Mem'l Shelter, Inc. v. Town of N. Wilkesboro Bd. of Adjustment of N. Wilkesboro*, 576 F. Supp. 3d 318, 330-34, 340–42 (W.D.N.C. 2021); *Spann v. City of Dallas*, 235 S.W. 513, 516 (Tex. 1921), and largely are not even before the Court. Further, the right to exclude others from one's land is one of the most essential sticks in the bundle of property rights, *Dolan v. City of Tigard*, 512 U.S. 374, 384 (1994) (internal quotation marks omitted); *see also Cedar Point Nursery v. Hassid*, 594 U.S. 139, 149-50 (2021), and the necessary corollary of that right is the right to include others in their property. Daniel B. Kelly, *The Right to Include*, 63 Emory L.J. 857, 859 (2014). STRs are a basic manifestation of landowners' right to include others on their properties. The STR Ordinances strip these rights from Plaintiffs and are completely disproportionate to the "evidence" of harm to the public.

21. Finally, and most notably of all, the City's contention that STRs are dangerous and contrary to the character of its residential neighborhoods, *see, e.g.*, Exhibit "A-2" at p. 1, is demonstrably false. Just in recent months, a Fort Worth resident named Karely Rivas discovered that her home was contaminated with lead-based paint when the lead levels in her young son's blood began to rise. To protect her and her children, while also enabling the children to continue attending school relatively undisturbed, what did the City do? **It moved the Rivas family into an STR for the duration of the repairs.** *See* Cecilia Lenzen, *Infusion of \$5.7M will help Fort Worth remove lead-based paint from more homes with kids*, FORT WORTH REPORT (Nov. 20, 2024), <https://fortworthreport.org/2024/11/20/infusion-of-5-7m-will-help-fort-worth-remove-lead-based-paint-from-more-homes-with-kids/>. Given the City's concentrated effort to locate and

purge unregistered STRs, it is probable that the City knowingly and voluntarily relocated the Rivas family into an “illegal STR” while contending to this Court that STRs are dangerous nuisances with no place within its walls. Irrationality on the part of the City negates any probative value that its “legislative findings” might otherwise have. *St. Joseph Abbey v. Castille*, 712 F.3d 215, 223 (5th Cir. 2013). In this instance, the City is so convinced that STRs cause nuisances, are difficult to police, and must be regulated for the health, safety and welfare of the general public and the protection of residents, *see, e.g.*, Exhibit “A-2” at p. 1, . . . that it put a temporarily displaced, vulnerable family with young children **into an STR**. That is the peak of irrationality, and it illustrates how shambolic the “purposes” behind the STR Ordinances really are.

*3. If the STR Ordinances are truly supported by rational basis, why is the City unable to identify one that makes sense?*

22. Before moving on from the due-course-of-law claim, Plaintiffs wish to stop and address the City’s “hypothetical rational basis” position. The City’s reliance on mere potentialities is one of the key themes in its MSJ. The City is dumping everything it can think of into its MSJ (1,188 pages total, and 75 exhibits) in hopes that the Court will conclude something—anything—is a rational basis sufficient to uphold the STR Ordinances. What the City is really trying to do is distract the Court from realizing that, based on the factual record before and after enactment of the STR Ordinances as confirmed by the City’s own deposition testimony and document production (not to mention Karely Rivas’s story), there is no possible way that the City could have reasonably believed what it is selling to the Court in support of the STR Ordinances. In deciding this case, it cannot be forgotten that the City made no serious study, research, or investigation into STRs, and made no investigation whatsoever of STRs in Fort Worth specifically, before passing the STR Ordinances.

23. The question the Court must decide in this case is whether there is any reasonably conceivable set of facts that could provide a rational basis for the STR Ordinances. The City admits under oath that it performed no research regarding the effects of STRs in Fort Worth. *See* Exhibit “A-9” at 23:15–27:25. The City admits under oath that residential leasing is allowed in Fort Worth. *See id.* at 16:19–16:23. As a matter of Texas law, STRs are residential just like LTRs and owner-occupied properties. *JBrice Holdings, L.L.C.*, 644 S.W.3d at 185; *Tarr*, 556 S.W.3d at 291; *Garrett*, 523 S.W.3d at 868. The City admits under oath that the line between STRs and LTRs is in place only because the line, for reasons never articulated in this case, needed to be drawn somewhere; an arbitrary choice. *See id.* at 29:8–30:3. Ordinances violate substantive due process, and fail rational basis review, if they are “arbitrary and unreasonable.” *Patel v. Tex. Dep’t of Licensing and Regulation*, 469 S.W.3d 69, 87 (Tex. 2015). The City, which recognizes these issues, is not engaging with the facts or the summary judgment record because it is trying to invent rational basis. But it cannot even do that. It is Plaintiffs’ burden to show that there is no rational basis supporting the STR Ordinances, but it cannot be overlooked that the City has not identified a single reason in their defense—actual or hypothetical—that does not fail passing scrutiny. It is much easier for plaintiffs to disprove rational basis when the municipality cannot suggest one.

#### 4. Conclusion.

24. Plaintiffs have a vested and settled right to lease their properties for whatever duration they desire. That right preexisted the Texas Constitution, the state of Texas, and the City of Fort Worth. The City’s attempt to reframe the dispute relies on its own STR Ordinances taking away Plaintiffs’ rights in the first place. The STR Ordinances, meanwhile, are not rationally related to any legitimate government purpose, are so burdensome upon the City’s population as to be oppressive, contradict themselves, were not supported by evidence beforehand, and are not

supported by the facts and data afterward. Taken in its totality, the summary judgment record before the Court conclusively establishes that the STR Ordinances are factually wrong, based on sources that are not evidence, irrational, and contradicted by the City's own actions which show that it could not reasonably have believed its own legislative findings. Therefore, summary judgment in favor of Plaintiffs, not the City, on Plaintiffs' due-course-of-law claim is proper.

**B. Plaintiffs, not the City, are entitled to summary judgment on their equal protection claim.**

25. The City next addresses Plaintiffs' equal protection claim. It claims to be entitled to summary judgment on that cause of action for two reasons: (1) STR operators and other types of residential owners and landlords are not similarly situated; and (2) the City's classification of STRs is rationally related to a legitimate government interest. Neither contention survives scrutiny.

*1. Under Texas Supreme Court precedent, STRs are legally indistinguishable from other residential uses.*

26. The City first contends that the STR Ordinances do not treat Plaintiffs differently from other Fort Worth property owners because they "equally apply to *all* Fort Worth property owners." *See* the City's MSJ at p. 25. This is a remarkable assertion. If the City's position is taken at face value, then the STR Ordinances survive equal protection analysis because they are unconstitutional (in other ways) as to every Fort Worth property owner, not just Plaintiffs. This position speaks for itself. Even so, as addressed later in this section, the STR Ordinances largely have no impact on Fort Worth property owners who pursue any residential use other than STRs, including LTR operators. That is the subject of the City's next argument.

27. Next, the City asserts that Plaintiffs are not similarly situated to other Fort Worth property owners who use their properties as LTRs. *See id.* at p. 26. For this proposition, the City

cites *Draper v. City of Arlington*, 629 S.W.3d 777 (Tex. App.—Fort Worth 2021, pet. denied). However, *Draper* was not taken from, and did not make, a ruling on the merits. Instead, it was an appeal taken from the trial court’s denial of a temporary injunction. *Id.* at 781. The *Draper* court ruled that denial of the temporary injunction was proper because the plaintiffs failed to present arguments, authorities, or evidence showing that they were similarly situated to those using their properties as LTRs. *Id.* at 792. This failure by the plaintiffs in *Draper* at the injunction level is not present in this case. The City’s reliance on *Draper* ignores the issue that, unlike the *Draper* plaintiffs, Plaintiffs have worked up and proven their case at this stage.

28. The City also cites Chapter 93 of the Texas Property Code and Chapter 156 of the Texas Tax Code as examples of statutes that distinguish between STRs and LTRs on the basis of a thirty-day threshold. *See* the City’s MSJ at p. 27. Both statutes are inapposite, and in fact, Chapter 91 of the Property Code expressly addresses residential leases of less than thirty days. *See, e.g.*, Tex. Prop. Code § 91.001(c). As detailed more in the next paragraph, Texas law is crystal clear that STRs, just like LTRs, are residential activity regardless of the duration of the stay. *See, e.g., Garrett*, 523 S.W.3d at 868 (explaining that “if a vacation renter uses a home ‘for the purpose of eating, sleeping, and other residential purposes,’ as was done in the present case, ‘this use is residential, not commercial, no matter how short the rental duration.’”) (quoting *Wilkinson v. Chiwawa Cmty. Ass’n*, 327 P.3d 614, 620 (Wash. 2014)). This argument is the very definition of a red herring, and this Court would have to disregard established precedent to find otherwise.

29. The next arrow in the City’s quiver is that STRs are commercial activity, not residential, due primarily to the high turnover in occupants. *See* the City’s MSJ at p. 32. Specifically, the City argues that thirty days’ occupancy, or the line between STRs and LTRs, is the cutoff between residential and commercial use. *See id.* Plaintiffs’ response is simple: the

Texas Supreme Court has already disposed of this argument twice. *JBrice Holdings, L.L.C.*, 644 S.W.3d at 185; *Tarr*, 556 S.W.3d at 291. So has the Fort Worth Court of Appeals. *See Muns*, 651 S.W.3d at 336; *Garrett*, 523 S.W.3d at 868. So, too, have a legion of other American courts.<sup>2</sup> There is no need for this Court to rehash arguments that have been rejected at every appellate destination this case could ever reach.

30. Finally, the City makes a throwaway, one-sentence argument that STR agreements really convey licenses rather than leases. *See* the City's MSJ at p. 28. But this argument fails under Texas jurisprudence. Leases and licenses are evaluated on their substance, not their form. *See, e.g., Hancock v. Bradshaw*, 350 S.W.2d 955 (Tex. Civ. App.—Amarillo 1961, no writ); *B. & B. Vending v. Ducharme*, 349 S.W.2d 630, 633–34 (Tex. App.—Dallas 1961, writ ref'd n.r.e.). A lease gives the full possessory interest; a license gives a right to enter for a particular purpose. *Hancock*, 350 S.W.3d at 957–58; *Ducharme*, 349 S.W.3d at 633. There is no evidence in this case that Plaintiffs conveyed anything less than the full possessory interest in their STR properties to their tenants. Because Plaintiffs' own short-term renters have full and exclusive occupancy for the specified duration and do not have to share the space with the property owner or anyone aside from their fellow renters at the time, it cannot be reasonably concluded that the renters are merely

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<sup>2</sup> *Tarr*, 556 S.W.3d at 289–91 (“Indeed, “[n]early all courts to have considered whether residential-purposes provisions in restrictive covenants prohibit short-term rentals have held they do not.”); *Pandharipande v. FSD Corp.*, 679 S.W.3d 610, 626 (Tenn. 2023); *see, e.g., Lake Serene Prop. Owners Ass'n v. Esplin*, 334 So. 3d 1139 (Miss. 2022); *Elk Point Country Club Homeowners' Ass'n v. KJ Brown, LLC*, 515 P.3d 837 (Nev. 2022); *Wilson v. Maynard*, 961 N.W.2d 596 (S.D. 2021); *Craig Tracts Homeowners' Ass'n v. Brown Drake, LLC*, 477 P.3d 283 (Mont. 2020); *Forshee v. Neuschwander*, 914 N.W.2d 643 (Wisc. 2018); *Tarr*, 556 S.W.3d 274 (Tex. 2018); *Vera Lee Angel Revocable Tr. v. Jim O'Bryant & Kay O'Bryant Joint Revocable Tr.*, 537 S.W.3d 254 (Ark. 2018); *Wilkinson v. Chiwawa Communities Ass'n*, 327 P.3d 614 (Wash. 2014); *Scott v. Walker*, 645 S.E.2d 278 (Va. 2007); *Lowden v. Bosley*, 909 A.2d 261 (Md. 2006); *Pinehaven Plan Bd. v. Brooks*, 70 P.3d 664 (Ida. 2003); *Yogman v. Parrott*, 937 P.2d 1019 (Or. 1997); *Slaby v. Mountain River Estates Residential Ass'n*, 100 So. 3d 569, 578–79 (Ala. Civ. App. 2012); *Houston v. Wilson Mesa Ranch Homeowners Ass'n*, 360 P.3d 255, 259 (Colo. Ct. App. 2015); *Santa Monica Beach Property Owners Ass'n v. Acord*, 219 So. 3d 111, 115 (Fla. Dist. Ct. App. 2017); *Applegate v. Colucci*, 908 N.E.2d 1214, 1220 (Ind. Ct. App. 2009); *Mullin v. Silvercreek Condo Owner's Ass'n*, 195 S.W.3d 484, 490 (Mo. Ct. App. 2006); *Estates at Desert Ridge Trails Homeowners' Ass'n v. Vazquez*, 300 P.3d 736, 742 (N.M. Ct. App. 2013); *Russell v. Donaldson*, 731 S.E.2d 535, 539 (N.C. Ct. App. 2012); *Catawba Orchard Beach Ass'n v. Basinger*, 685 N.E.2d 584, 589 (Ohio Ct. App. 1996); *Community Servs. Assoc., Inc. v. Wall*, 808 S.E.2d 831, 836 (S.C. 2017).



receiving a license. In substance, they have the full possessory interest and therefore a lease rather than a license. *Hancock*, 350 S.W.3d at 957–58; *Ducharme*, 349 S.W.3d at 633–34. The City cannot play both sides of the table, and in any event, nothing in the summary judgment record raises a genuine issue of material fact as to whether Plaintiffs’ STR leases are anything other than leases. In an attempt to show otherwise, the City cites Airbnb’s terms and conditions, which use the word “license,” but omits to note that VRBO’s terms and conditions say nothing of the sort. *See* Exhibit A-10 to the City’s MSJ. The City’s argument would lead to an absurd result: should Airbnb STRs be banned from Fort Worth but not VRBO STRs? Regardless of the language of those documents, though, they do not alter the analysis used or conclusions reached by Texas courts.

31. The City has completely failed to address the reasons why Plaintiffs contend the STR Ordinances (especially the Registration Ordinance) treat them differently from all other forms of residential property use. To wit: No STR can be occupied by more than 12 people at once. *See* Exhibit “A-2” at § 7-462(b). The sound level at an STR may not exceed 70 decibels during the daytime and 60 decibels at night, which are respectively the approximate volumes of a normal two-person conversation and an electric toothbrush. *Id.* at § 7-470(a); AUDICUS, *Noise levels of everyday sounds*, <https://www.audicus.com/noise-levels-of-everyday-sounds/> (Aug. 21, 2022) (volume of an electric toothbrush); HEARING HEALTH FOUNDATION, *If It Sounds Too Loud, It Is Too Loud*, <https://hearinghealthfoundation.org/keeplisting/decibels> (last visited Sept. 18, 2024) (volume of a normal conversation between two people). On-street parking is prohibited for all renters and guests of STRs. *See* Exhibit “A-2” at § 7-462(b). STRs cannot be utilized for any special events such as banquets, bachelor or bachelorette parties, weddings, receptions, concerts, “or any other similar events.” *See id.* at § 7-465(a). For some reason, this prohibition applies not

only to STR tenants but the fee simple owner of the property being utilized as an STR. *See id.* at § 7-465(b). None of these restrictions apply to any other form of residential property use in Fort Worth. The City does not dispute any of these forms of disparate treatment because it cannot. They are codified in the Registration Ordinance. And at the end of the day, the difference between STRs (which are universally subject to these restrictions) and LTRs (which are universally not) is the number of days of occupancy—a distinction without a difference per the Fort Worth Court of Appeals in *Garrett*.

*2. The City's classification of STRs is not rationally related to any legitimate government interest.*

32. The City's other argument with respect to Plaintiffs' equal protection claim is that its STR Ordinances are rationally related to the "legitimate government interests" set forth in the "legislative findings" contained therein. Again, the City resorts to the abstract, contending that the STR Ordinances must be upheld if there is "any reasonably conceivable state of facts that could provide a rational basis for [their] classification." *See* the City's MSJ at p. 28. However, in their own request for summary judgment and again above, Plaintiffs have articulated at length how the record is devoid of any evidence that would support the City's findings before or after enactment of the STR Ordinances. The STR Ordinances are based on secondhand sources that are not legally evidence, do not satisfy rational basis review, and are not presented to the Court. Dana Burghdoff testified that the difference between STRs and LTRs comes from "just needing to draw the line somewhere," *see* Exhibit "A-9" at 29:8–30:3, which is not a reasonably conceivable state of facts that would provide a rational basis for the STR Ordinances' disparate treatment of Plaintiffs. To that point, Plaintiffs have duly debunked every "rational basis" that the City suggests. Most of all, the STR Ordinances are irrational. The City clearly does not believe that STRs are as out-of-place or dangerous as the "legislative findings" in its STR Ordinances would suggest, as it gladly placed

Karely Rivas’s family into an STR while abatement of lead-based paint was performed on her residence—after STRs had been banned in the City’s residential districts for six years. *See* Cecilia Lenzen, *Infusion of \$5.7M will help Fort Worth remove lead-based paint from more homes with kids*, FORT WORTH REPORT (Nov. 20, 2024), <https://fortworthreport.org/2024/11/20/infusion-of-5-7m-will-help-fort-worth-remove-lead-based-paint-from-more-homes-with-kids/>.

33. The City’s primary “authorities” on this point are testimony from Plaintiffs, anecdotal and unverified statements from City residents, and Chapter 156 of the Texas Tax Code. Once again, perspectives from both sides of the dispute do not satisfy rational basis review. *Lane*, 541 U.S. at 542, 124 S. Ct. at 2000; *see also Dukes*, 564 U.S. at 358, 131 S. Ct. at 2556 (anecdotes represented skewed viewpoints); *Rubin*, 514 U.S. at 490, 115 S. Ct. at 1593 (anecdotal evidence could not overcome the irrational regulatory scheme and the weight of evidence in the record). The STR Ordinances will not become any more or less constitutional based on opinion statements. As for the Tax Code, Plaintiffs reiterate that whether the City has a legitimate interest in identifying STRs to collect Hotel Occupancy Tax has no bearing on simply banning STRs altogether, and Chapter 156 has nothing to do with STRs beyond that limited purpose. If all the City did with the STR Ordinances was require registration of STRs for purposes of collecting Hotel Occupancy Tax, Plaintiffs would not prosecute this lawsuit.

34. People own, use, rent, and occupy homes for all sorts of reasons, and landowners have never relinquished those atomistic decisions to the government. Why? Because government is terrible at controlling the economy. So, owners make these decisions, and they often use their own homes intermittently—as vacation homes, or part-time homes where they sometimes reside when doing an occupation, or where a child goes to college. But Fort Worth has singled out *tenants* as not qualified to stay intermittently, whereas it doesn’t single out owners. Accepting the

premise—undisputed—that tenants never have the same incentive to preserve a property, that has nothing to do with *duration*, but *fee simple ownership*. If Fort Worth were worried about duration, it wouldn't allow *anyone* to stay in a home for short terms. But, in fact, there's no evidence that *duration* of stay has any bearing on harms, so it is a completely arbitrary classification. Could that change? It's conceivable—one supposes that evidence could surface that STR tenants cause unique harms. But no such evidence is before the court, and if anything, owners' incentive to scrupulously maintain their furnished rentals and get good reviews provides the evidence or rationale why STRs cause fewer harms than longer-term tenancies.

### 3. *Conclusion.*

35. At the end of the day, Plaintiffs' equal protection claim comes down to one issue: are STRs distinguishable from other residential uses? The Texas Supreme Court and Fort Worth Court of Appeals have both answered that question in the negative. The STR Ordinances treat STR operators differently from other similarly situated (residential) property users on their face. And the factual record, from the complete lack of evidence that STRs cause more nuisances *per capita* than other residential uses to the Karely Rivas episode, establishes that the disparate treatment is not rationally related to any legitimate government interest. Therefore, summary judgment in favor of Plaintiffs, not the City, on Plaintiffs' equal protection claim is proper.

### **C. Plaintiffs, not the City, are entitled to summary judgment on their retroactivity claim.**

36. The next cause of action taken up by the City is Plaintiffs' retroactivity claim. The City asserts that it is entitled to summary judgment on that claim for two reasons: (1) Plaintiffs did not have a settled expectation to use their properties as STRs; and (2) the STR Ordinances serve a compelling public interest. Both arguments are incorrect for the reasons set forth below. For the sake of expediency, Plaintiffs will address the City's second argument first.

*1. The STR Ordinances do not serve a compelling public interest.*

37. Both in their own request for summary judgment and in their due-course-of-law section herein, *see* § IV.A.2. of this filing, *supra*, Plaintiffs have demonstrated the complete lack of evidence in this case that the STR Ordinances support any legitimate governmental interest. *See, e.g.*, Exhibit “A-4” at columns 32–715, Exhibit “A-5” at p. 1, Exhibit “A-6,” and Exhibit “A-8” at p. 5, Answer to Interrogatory No. 7. None of the City’s alleged studies and investigations underlying the STR Ordinances constitute competent evidence before this Court. *See* Section IV.A.2. of this filing, *supra*. As detailed above, they do not even satisfy rational basis review and certainly do not demonstrate any compelling public interest of the City. For these reasons, there is no genuine issue of material fact concerning whether the STR Ordinances serve a compelling public interest; they do not.

*2. Plaintiffs had a settled expectation to use their properties as STRs because there was no restriction on their ability to do so until the City’s STR Ordinances.*

38. The City’s alternative argument on Plaintiffs’ retroactivity claim is that Plaintiffs did not have a settled right to use their properties as STRs. This argument is functionally the same as the City’s position on due-course-of-law analysis and encounters the same fallacy: how can the City argue that landowners only had a vested or settled right to lease their properties in excess of 30 days when that limitation never existed until the challenged legislation?

39. The City cites black-letter law for over two pages before setting forth its basic position: “Here, . . . that right to lease properties for less than thirty days in the City’s residential districts never existed and, in any event, was subject to valid zoning changes.” *See* the City’s MSJ at pp. 30–33. In their own MSJ, Plaintiffs briefed extensively why this contention is factually mistaken. *See* Plaintiffs’ MSJ at pp. 12–15. To briefly summarize, the City never imposed any durational requirement on residential occupancy until the Prohibition Ordinance; STRs are leases

of residential property, and the City admits that residential leasing is allowed; the Texas Supreme Court and Fort Worth Court of Appeals have uniformly rejected the contention that the duration of a lease changes its character from residential to commercial; and Texas Supreme Court precedent shows that STRs were occurring in Fort Worth as far back as 1912. Rather than address any of these issues, the City contends that the expectations of individual Plaintiffs in 2024, as subjectively affected by the City's own STR Ordinances, proves that Plaintiffs never had a settled right to lease their STR properties for less than thirty days. *See* the City's MSJ at pp. 33–34. But as with rational basis review, the opinions of individual Fort Worth residents in 2024 do not change what those same Fort Worth residents (and all of their predecessors) believed and did prior to the Prohibition Ordinance, nor does it counter the fact that the right to lease for any duration, free of police state interference, was so deeply rooted in American and Texas law as not to require formal codification upon the founding of the state. *Cf. Loe*, 692 S.W.3d at 255 (Young, J. concurring).

40. One of the City's own cases also undercuts its position; the Texas Supreme Court in *In re A.V.*, 113 S.W.3d 355, 361 (Tex. 2003), stated that "A law that does not upset a person's settled expectations in reasonable reliance upon the law is not unconstitutionally retroactive." Plaintiffs had settled expectations in reasonable reliance upon the law as it existed prior to the Prohibition Ordinance. The City's excerpts from Plaintiffs' depositions are all presented out of context, as the questions and answers were posed under the shadow of the STR Ordinances and this ongoing litigation. Once again, the City is attempting to reframe Plaintiffs' claims as if its STR Ordinances had always been the operative law. Once again, Plaintiffs respond: How can the City claim that Plaintiffs never in history had a settled right to lease their property for any duration when no durational limitation existed until just six years ago?

41. The City next asserts that the STR Ordinances have only a “slight” impact on Plaintiffs’ right to lease their properties. To rephrase: the City claims that wholesale banning STRs in residential districts has only a “slight” impact on Plaintiffs’ right to use their properties, which are located within residential districts, as STRs. This argument is merely diversionary, ignores the fact that Plaintiffs own property in residential districts, and flies in the face of Texas Supreme Court and Fort Worth Court of Appeals precedent that STRs are residential uses indistinguishable from LTRs and other residential uses. Nor is Plaintiffs’ position based on lack of income or loss of investment; while the City claims that such is their “only plausible impairment” stemming from the STR Ordinances, what Plaintiffs have really lost is a fundamental, settled, and vested constitutional right that the City is doing everything in its power to appropriate for itself. *Cf. Muns*, 651 S.W.3d at 346–47.

42. It bears repeating that the City’s position in this case is the same as the City of Austin’s position in *Zaatari*. In that case, no less an authority than the Texas Attorney General itself intervened and argued in favor of the homeowners that the ban on short-term rentals was unconstitutionally retroactive. *Zaatari*, 615 S.W.3d at 180. The Austin Court of Appeals ruled in favor of the homeowners on their retroactivity claim for reasons that are, without exception, equally applicable here. Any interest that the City of Austin had in banning STRs was at most “slight”; the City of Austin could not explain which of its “legislative findings” supported banning STRs; nothing in the record supported a conclusion that banning STRs would resolve the concerns stated in the “legislative findings”; and “the elimination of a right plainly has a significant impact on that right.” *Id.* at 188–92. It is almost as if the Austin Court of Appeals were describing this case. It is also worth emphasizing that the City’s STR Ordinances are *more* egregiously retroactive than the City of Austin’s ordinance, as the ordinance in Austin provided property owners with six

years to cease STR activity while the Prohibition Ordinance banned STRs in residential districts effective almost immediately. The Registration Ordinance was even more fast-acting.<sup>3</sup> *Compare Zaatari*, 615 S.W.3d at 180–81, with Exhibit “A-1” at p. 6 and Exhibit “A-2” at p. 10.

43. The point of Plaintiffs’ retroactivity claim is simple. “[T]he rules should not change after the game has been played.” *Zaatari*, 615 S.W.3d at 188 (citing *Robinson v. Crown Cork & Seal Co., Inc.*, 335 S.W.3d 126, 139 (Tex. 2010)). Plaintiffs had a vested, settled, and fundamental right to lease their properties. *Spann*, 235 S.W. at 515; *Barber v. Texas Dep’t of Transp.*, 49 S.W.3d 12, 18 (Tex. App.—Austin 2001), *rev’d on other grounds*, 111 S.W.3d 86 (Tex. 2003); *French v. Chevron U.S.A. Inc.*, 896 S.W.2d 795, 797 (Tex. 1995) (right to lease out property part of the bundle of sticks usually conveyed with title); *Markley v. Martin*, 204 S.W. 123, 125 (Tex. Civ. App.—San Antonio 1918, writ ref’d) (an owner has the “absolute right to lease her property and collect the rents.”) They had that right in Fort Worth. *See* Plaintiffs’ MSJ at pp. 12–15. STRs, and leases with shorter terms in general, have been occurring in Texas since at least the mid-1800s and are legally no different from other forms of leasing. *Zaatari*, 615 S.W.3d at 189–92; *Holmes*, 178 S.W. at 631; *Ruhl v. Kauffman & Runge*, 65 Tex. 723, 726 (1886); *Gouhenant v. Cockrell*, 20 Tex. 96, 98 (1857); *see also TXI Operations, LP v. City of McKinney*, 2023 WL 161942 at \*1–\*3, \*22 (E.D. Tex. Jan. 11, 2023); *Bradford v. State*, 22 Ala. App. 171, 171 (1927); *Carnegie v. Perkins*, 191 N.C. 412, 413 (1926); *Raymond v. Strickland*, 124 Ga. 504, 506 (1905); *Wineman v. Phillips*, 93 Mich. 223 (1892); *Horton v. Handvil*, 41 N.J. Eq. 57, 61 (1886); Christina Sandefur, *Turning Homeowners into Outlaws: How Anti-Home Sharing Regulations Chip Away at the*

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<sup>3</sup> The City argues that Plaintiffs had, “in effect,” a three-year grace period between the Prohibition Ordinance and the Registration Ordinance “to either change the STR prohibition in residential districts or adapt to it.” *See* the City’s MSJ at p. 35. This fails to account for the fact that the Prohibition Ordinance banned STRs in residential districts, effective just twenty-four days after adoption of the ordinance, and that such prohibition remained fully in effect for the entirety of this so-called “grace period.”



*Foundation of an American Dream*, 39 U. Haw. L. Rev. 395, 396 (2017). Prior to enactment of the Prohibition Ordinance, City officials told Plaintiff Lauren Brady that STRs were permitted. See Exhibit “B” at p. 3. That all changed when the City passed the STR Ordinances. The STR Ordinances take Plaintiffs’ right to lease their properties for short terms away and are thus retroactive. See generally Exhibits “A-1” and “A-2.” And because they are retroactive yet unsupported by a compelling public interest, see Exhibit “A-4” at columns 32–715, Exhibit “A-5” at p. 1, Exhibit “A-6,” and Exhibit “A-8” at p. 5, Answer to Interrogatory No. 7, the STR Ordinances are unconstitutional.

### 3. Conclusion.

44. “The law will not tolerate . . . after-the-fact, in fact retroactive, imposition of standards.” *United Gas Pipe Line Co. v. Fed. Energy Regulatory Comm’n*, 697 F.2d 581, 586 (5th Cir. 1979). Plaintiffs have a vested, settled, and fundamental right to lease their properties for any duration they choose. The STR Ordinances retroactively and completely divest Plaintiffs of that right. But the STR Ordinances serve no compelling public interest; in fact, they are not even rationally related to a legitimate government interest. Therefore, summary judgment in favor of Plaintiffs, not the City, on Plaintiffs’ retroactivity claim is proper.

#### **D. Plaintiffs, not the City, are entitled to summary judgment on their Zoning Enabling Act claim.**

45. Finally, the City turns its attention to Plaintiffs’ Zoning Enabling Act claim. The City, claiming entitlement to summary judgment, asserts that this cause of action is “specious.” See the City’s MSJ at p. 37. As shown below, that characterization is false. In a footnote, the City also questions whether the Court has jurisdiction over the claim. See *id.* at p. 37, n. 41. Plaintiffs will address that threshold issue first.

1. *The City is not immune from Plaintiffs' Zoning Enabling Act claim.*

46. The basis for the City's jurisdictional concern is governmental immunity. *See id.* However, for claims challenging the validity of ordinances or statutes, the Declaratory Judgment Act requires that the relevant governmental entities be made parties, and in doing so waives governmental immunity. Tex. Civ. Prac. & Rem. Code § 37.006(b); *see Wichita Falls State Hosp. v. Taylor*, 106 S.W.3d 692, 697–698 (Tex. 2003) (“[I]f the Legislature requires that the State be joined in a lawsuit for which immunity would otherwise attach, the Legislature has intentionally waived the State's sovereign immunity.”); *Tex. Educ. Agency v. Leeper*, 893 S.W.2d 432, 446 (Tex. 1994) (“The DJA expressly provides that persons may challenge ordinances or statutes, and that governmental entities must be joined or notified. Governmental entities joined as parties may be bound by a court's declaration on their ordinances or statutes. The Act thus contemplates that governmental entities may be—indeed, must be—joined in suits to construe their legislative pronouncements.”). In making this claim, Plaintiffs are not independently challenging the validity of the STR Ordinances or the Zoning Enabling Act, but rather the City's actions in passing the STR Ordinances. *See, e.g., City of El Paso v. Heinrich*, 284 S.W.3d 366, 373 n. 6 (Tex. 2009). For these reasons, not only has the City's governmental immunity been waived as to this claim, but this cause of action could not even be brought absent the City being a party-defendant. Therefore, the Court has jurisdiction over Plaintiffs' Zoning Enabling Act claim.

2. *Contrary to the City's position, the STR Ordinances do violate the Zoning Enabling Act.*

47. The City's primary argument against Plaintiffs' Zoning Enabling Act claim, in substance, is that the STR Ordinances comply with the Act. *See* the City's MSJ at pp. 37–40. Specifically, according to the City, the STR Ordinances “lessen congestion in the street” and “promote health and the general welfare” as permitted by Section 211.004 of the Texas Local

Government Code and regulate “location and use of buildings” under Section 211.003 of the same title. *See* the City’s MSJ at pp. 37–38. These contentions are disingenuous, as the City presents no proof that the STR Ordinances “promote health and the general welfare” (if they did, the City surely would have had an alternative solution available for Karely Rivas and her family) and plenty of other laws are already on the City’s books to “lessen congestion in the street.” *See, e.g.*, Fort Worth, Tex. Code §§ 22-162.3, 22-162.4 (parking of large and oversize RVs on private property), 22-171(b) (unauthorized parking on private property), 22-184 (parking restrictions related to resident-parking-only zones). Furthermore, under the Zoning Enabling Act, the STR Ordinances are not proper “location and use” restrictions. The City contends that STRs are a “use” of property and thus subject to zoning. *See* the City’s MSJ at p. 39. Plaintiffs’ point is more nuanced than that. Pursuant to the Act, durational restrictions are an all-or-nothing proposition. If the STR Ordinances were truly zoning ordinances, they would either (a) forbid anyone from occupying any home in a residential district for less than 30 days, or (b) forbid leasing altogether in residential districts. They do neither. Instead, they ban a certain use, only for a certain duration, only in certain places. That is not proper zoning under the Act.

48. Plaintiffs reassert that, with respect to the STR Ordinances, the City is not truly concerned with location and use of buildings, congestion in the streets, or health and the general welfare. Instead, the City’s investigative process and rulemaking decisions, from start to finish, were overshadowed by a desire to control who inhabits a property, where, and for how long. That is what the STR Ordinances functionally accomplish, and as Texas courts have continually ruled, it is not a proper purpose of zoning. *Zaatari*, 615 S.W.3d at 190; *Crystal Cruise Investments, LLC v. City of Dickinson, Texas*, Cause No. 22-CV-1659 (Galveston 405th Jud. Dist. Jan. 4, 2024), on appeal, No. 01-24-00684-CV (Tex. App. – Houston [1<sup>st</sup> Dist.] 2024); *Dallas Short-Term Rental*

*Alliance v. City of Dallas*, Cause No. DC-23-16845 (Dallas 95th Jud. Dist. Dec. 6, 2023), on appeal, No. 05-23-01309-CV (Tex. App. Dallas) (briefed).; *see also United Prop. Owners Ass'n of Belmar v. Borough of Belmar*, 447 A.2d 933, 936 (N.J. Super. Ct. App. Div. 1982) (“[Z]oning laws are designed to control types of uses in particular zones and are not ordinarily concerned with periods of occupancy or the property interest of the occupants”).

49. Finally, the City’s feeble attempt to distinguish *Zaatari* is unavailing. *See* the City’s MSJ at pp. 39–40. Whether restrictive covenants are distinguishable from zoning regulations does not affect that STRs are residential property uses, nor does it solve the improper and piecemeal regulation of STRs and only STRs. *Draper* is, again, inapposite because it was not a ruling on the merits and is heavily distinguishable due to the simple fact that the plaintiffs in that case did not present necessary evidence. No such issue is presented here. This claim, as with the rest of this lawsuit, is ripe for adjudication in Plaintiffs’ favor.

### 3. Conclusion.

50. Leasing for short terms is not a variance from, or aberration compared to, residential zoning; it is subsumed within residential zoning and cannot be rationally distinguished from other residential occupancies. This is confirmed by Texas case law and the complete lack of evidence in this case that duration of stay has any effect on any interest or harm that the City has identified. Further, a legitimate zoning ordinance regulating residential duration of occupancy would hold all residential activities to that duration or ban the entire form of activity implicating durational concerns altogether. The STR Ordinances, which target one specific duration of one specific use only in specific zoning districts, do neither. This renders the STR Ordinances impermissible ultra vires acts under the Texas Local Government Code. Therefore, summary judgment in favor of Plaintiffs, not the City, on Plaintiffs’ Zoning Enabling Act claim is proper.

V.

**CONCLUSION AND PRAYER**

51. At its core, this case is about Plaintiffs’ right to lease their land for any duration they choose. This right was afforded to them for centuries, and in fact was assumed, implied, and unchallenged in the law. It was not even listed in the Texas Constitution because it was seen as too fundamental to require written memorialization. The City, by its STR Ordinances, has usurped the right to choose lease duration for itself. But it cannot—or does not want to—show why it did so.

52. The City has presented no evidence that STRs cause more nuisances *per capita* than other residential uses. The City has not presented most of the evidence that it claims to have relied upon in passing the STR Ordinances. In fact, the documents that the City has produced prove decisively that there was no “STR problem” in Fort Worth either before or after the Prohibition Ordinance. The City also admits under oath that residential leasing is permitted and acknowledges that the distinction between STRs and LTRs comes from “just needing to draw the line somewhere.” Most of all, the City has even moved Fort Worth families into STRs while their homes are treated for life-threatening conditions. Meanwhile, the City “legislatively found” that STRs are a danger to the public health and welfare, decries the “harms” that STRs cause to the public at every turn, and suggests as purported justifications for the STR Ordinances sources that it admitted under oath it did not review at the time. This is not the picture of legislation that serves a compelling interest or is even rationally related to a legitimate government interest. Instead, it is the story of a municipality that could not, and did not, reasonably believe its own findings even as it adopted them into the law.

53. The STR Ordinances are unconstitutionally retroactive laws because they entirely divest Plaintiffs of a settled and fundamental right and are utterly disproportionate to any public benefit to be had. The STR Ordinances violate Plaintiffs' due-course-of-law rights because they take away Plaintiffs' settled right to lease their properties and are not rationally related to any legitimate government interest. The STR Ordinances violate Plaintiffs' equal protection rights because they treat STRs differently from all other forms of residential property use and are not rationally related to any legitimate government interest. And the STR Ordinances are unlawful ultra vires acts because they do not meet the statutory standards for what constitutes "zoning." The STR Ordinances are factually and legally indefensible; the City's rational basis arguments do not have a rational basis; and the City is attempting to retroactively justify a retroactive law. For these reasons, Plaintiffs, not the City, are entitled to summary judgment in this lawsuit.

**WHEREFORE, PREMISES CONSIDERED,** Plaintiffs pray that the Court deny the City's request for summary judgment in all respects and award Plaintiffs all further relief to which they are justly entitled, whether at law or in equity.

Respectfully submitted,

/s/ Graigory B. Fancher

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**ATTORNEYS FOR PLAINTIFFS**

**CERTIFICATE OF SERVICE**

I hereby certify that, on December 13, 2024, a true and correct copy of the foregoing document was delivered in the following manner to:

☐ FIRST CLASS MAIL      ☐ FACSIMILE      ☐ HAND DELIVERY      ☒ EMAIL

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/s/ Graigory B. Fancher

Graigory B. Fancher



KELRAY LLC, AYODELE OLAYINKA	§	IN THE DISTRICT COURT
ADESUBOKAN, MANUEL A. AGUIRRE-	§	
ESCAMILLA, TRACEY AMAYA,	§	
EDUARDO AMAYA, MISAEL ANDRADE,	§	
WENDY ANN ARMSTRONG-GEREN,	§	
CLYDE AUSTIN, MELISSA BAKER,	§	
LAUREN BARRETT, CASON BECKHAM,	§	
TRUSTEE OF THE 2120 FAIRMOUNT	§	
AVENUE TRUST, BROOKE	§	
BLANKENSHIP, HUNTER BLANKS,	§	
LAUREN A. BRADY, GRAYSON BUSTER,	§	
LUCAS BYERS, SARAH CALDWELL,	§	
TRUSTEE OF THE SARAH M. CALDWELL	§	
REVOCABLE TRUST, BRECCIA	§	
CONSTRUCTION, LLC, KAREN CATES,	§	
FLAMINIA CHAPMAN, BROOKVALE	§	
HOLDINGS LLC, SCOTT CLARK,	§	
PATRICK CODDOU, JENNIFER CODDOU,	§	
DOUBLE07, LLC, FUNKYTOWN	§	
PROPERTIES LLC, BETSY DARLING,	§	
MARTHA DOMINGUEZ, ADULFO	§	
DOMINGUEZ, IAN DORFMAN, LORI	§	
DUGDALE, LAURA DYSON, MAYNARD	§	
DYSON, ISABELLA ELLIS, WILLIAM	§	
ELLIS, CRYSTAL ELLIS, DAVID KEVIN	§	
FARMER, GUILLERMO FLORES RUEDA,	§	
SANDRA FLORY, PATRICIA FLOYD,	§	
TEXAS TUDOR TCU, LLC, JESSE FOX, SIJ	§	
PROPERTIES #3, LLC, RICHARD	§	
GARRISON, RITA GOMEZ, ALICIA	§	
GONZALEZ, CHANE GUILLORY, SUSAN	§	
HARPER, BLAKE HESTIR, MARK	§	
HUDSON, M AND M POOL HOUSE LLC,	§	
REI GOATS, LLC, RYAN BUYS HOUSES,	§	
LLC, JAMES RYAN JACKSON, 112	§	
LORAIN SOUTH CORPORATION,	§	
MISTY KIMBROUGH, MARGARET	§	
KOLYVAS, TOM KRAUSE, ANXHELO	§	
LALAJ, DAVID LATZ, JENNIFER K. LEE,	§	
AARON BROOKS, URBAN LEGACY	§	
PROPERTIES, LLC D/B/A URBAN	§	
LEGACY PROPERTIES SERIES A LLC,	§	
STEVE LUCHAK, MARY LYLES, TYE	§	
MARTIN, DEBBIE MCWATERS,	§	

BARBARA MEECE, LORI METZ,  
PENELOPE BRADBURY MOREHEAD,  
RICHARD MORRIS, PATRIOTIC LAND  
PARTNERS, LLC, LACEY D. O'BRIEN,  
RILEE B. O'BRIEN, HEATH OLINGER,  
TRINA PARKIN, ROBERT PATTERSON,  
JAMES OLEN PAYTON, EVE PEARSON,  
VAREY INVESTMENT PROPERTIES LLC,  
MARY KATHLEEN RACHELE, JEFFREY  
REED, THERESA RILEY, TRUSTEE OF  
THE TK RILEY FAMILY TRUST, ALLI  
RODRIGUEZ, JORGE RODRIGUEZ,  
YOVANNI CHAVEZ RODRIGUEZ,  
JARROD ROECKER, TRUSTEE OF THE  
Q.T.R. TRUST,  
SHANNON ROSS, LUCAS RUIZ,  
CATHERINE SAXON, CAMERON  
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AUDREYNETTE SHABAZZ,  
SMITH-WALLACE PROPERTIES, LLC,  
MODERN BUILDERS, LLC, DAVID  
STELTER, GRANT STEPHENS, TIMOTHY  
S. STEPHENS, HOME SUITE STAYS LLC,  
CALLIE STEVENS, SEAN SULLIVAN,  
MICHAEL SULLIVAN, LESA SUSI,  
TRUSTEE OF THE SUSI LIVING TRUST,  
DANNY G. TAYLOR, JOHN THURSTON,  
JR., JAIME COBB TINSLEY, TOM  
TINSLEY, CHERYL TURNER, TRUSTEE  
OF THE CHERYL TURNER LIVING  
TRUST, REVIVE ESTATES, LLC, JAMES  
& JAMES PROPERTIES, LLC D/B/A 4521  
BBH, LLC, JUDA YORK, CHRISTINE  
ZEILER, AND ANDREW ZEILER,

*Plaintiffs,*

V.

CITY OF FORT WORTH,

*Defendant.*

236<sup>th</sup> DISTRICT

OF TARRANT COUNTY, TEXAS

**AFFIDAVIT OF GRAIGORY B. FANCHER**

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT         §

BEFORE ME, the undersigned authority, on this day personally appeared Graigory B. Fancher, who first being duly sworn upon his oath stated:

1.       “My name is Graigory B. Fancher. I am over eighteen years of age, am of sound mind, am capable of making this Affidavit, and have never been convicted of a felony or crime involving moral turpitude. The facts stated within this Affidavit are within my personal knowledge and are true and correct. I am a licensed attorney in the state of Texas and an attorney of record for all Plaintiffs in the above-styled cause.

2.       Attached as Exhibit “A-1” to Plaintiffs’ Motion is a true and correct copy of Defendant City of Fort Worth’s (“Defendant”) Ordinance No. 23110-02-2018.

3.       Attached as Exhibit “A-2” to Plaintiffs’ Motion is a true and correct copy of Defendant’s Ordinance No. 26005-02-2023.

4.       Attached as Exhibit “A-3” to Plaintiffs’ Motion is a true and correct copy of the *Informal Report to City Council Members No. 9955*, issued by Defendant’s City Manager in 2016.

5.       Attached as Exhibit “A-4” to Plaintiffs’ Motion is a true and correct copy of selected document production from Defendant in this cause related to complaints received with respect to alleged short-term rental activity.

6.       Attached as Exhibit “A-5” to Plaintiffs’ Motion is a true and correct copy of selected document production from Defendant in this cause related to zoning cases initiated by Defendant since its fiscal year 2019.

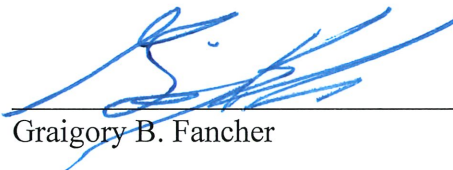
7. Attached as Exhibit "A-6" to Plaintiffs' Motion is a true and correct copy of selected document production from Defendant in this cause related to tickets issued by the City for short-term rental violations.

8. Attached as Exhibit "A-7" to Plaintiffs' Motion is a true and correct copy of Defendant's *Answers to Plaintiffs' Second Set of Interrogatories*, served in this cause on January 29, 2024.


9. Attached as Exhibit "A-8" to Plaintiffs' Motion is a true and correct copy of Defendant's *First Amended Answers to Plaintiffs' First Set of Interrogatories*, served in this cause on January 29, 2024.

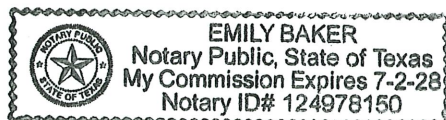
10. Attached as Exhibit "A-9" to Plaintiffs' Motion is a true and correct copy of selected pages of the deposition transcript of Dana Burghdoff, taken in this cause on August 27, 2024.

FURTHER AFFIANT SAITH NOT."

  
\_\_\_\_\_  
Graigory B. Fancher

SUBSCRIBED AND SWORN TO BEFORE ME on October 14, 2024  
by Graigory B. Fancher.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



**ORDINANCE NO. 23110-02-2018**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH (2015), TO AMEND ARTICLES 6, 8 AND 12 RESPECTIVELY OF CHAPTER 4, "DISTRICT REGULATIONS," SPECIFICALLY SECTION 4.603, "RESIDENTIAL DISTRICT USE TABLE," SECTION 4.803, "NONRESIDENTIAL DISTRICT USE TABLE" AND SECTION 4.1203, "FORM-BASED DISTRICT USE TABLE" TO PROVIDE FOR ZONING DISTRICTS WHERE "EVENT CENTER OR RENTAL HALL," "INDOOR AMUSEMENT" AND "SHORT TERM HOME RENTAL" ARE ALLOWED AND TO AMEND CHAPTER 9, "DEFINITIONS" TO ADD DEFINITIONS FOR "EVENT CENTER OR RENTAL HALL," "INDOOR AMUSEMENT" AND "SHORT TERM RENTAL HOME"; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** in the City of Fort Worth short term home rentals (homes rented for less than 30 consecutive days) are not specifically defined, expressly permitted or listed in any of the zoning use categories provided in the use tables for residential, non-residential or form-based districts; and

**WHEREAS,** in making a determination if a property is being used as a short term home rental, the definition for "transient or short term resident" is reviewed and if the duration of the stay is less than 30 days, that use is not allowed since it is more analogous to a bed or breakfast home which is allowed in a two-family zoning district by special exception but is prohibited in one-family zoning districts; and

**WHEREAS,** it is advisable to amend the Zoning Ordinance to affirm the prohibition of short term rental homes in one- and two family zoning districts by adding a definition for "Short Term Home Rental," including the newly defined use in the land use tables to clarify that a short

term home rental is not allowed in residential districts but is allowed in other districts as a commercial use; and

**WHEREAS**, the zoning land use classification of Indoor Amusement is very general and may apply to many different types of business operations in Neighborhood Commercial zoning district, causing confusion at times of enforcement; and

**WHEREAS**, it is advisable to define an Event Center or Rental Hall as a private use in order to ensure that Certificates of Occupancy clearly identify the permitted operations within a property; and

**WHEREAS**, it is advisable to add a definition for "Event Center or Rental Hall" to clarify that this type of use is separate from "indoor amusement" and to amend the use table to include the use and where it is allowed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:**

#### **SECTION 1.**

Chapter 9 " Definitions", Section 9.101 "Defined Terms" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to revise the definitions for "Transient or Short Term Resident" and add definitions for "Event Center or Rental Hall", "Indoor Amusement," and "Short Term Home Rental" to read as follows:

#### **Sec. 9. 101 DEFINED TERMS.**

***EVENT CENTER OR RENTAL HALL*** An establishment that is leased on a temporary basis before the event by individuals or groups who reserve the facility to accommodate private functions, including but not limited to banquets, weddings, anniversaries, receptions, business organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food and areas for dancing, dining and other entertainment activities that customarily occur in association with banquets, weddings or receptions. An event center does not include a game room, bar, pool hall, dance hall, night club or concert hall.

**INDOOR AMUSEMENT:** A privately established and operated facility that provides indoor amusement opportunities for a fee, including, but not limited to, an arcade or pool hall, but not a bar or similar facility that serves alcohol, or a dance hall, night club, concert hall, or event center or rental hall or sexually oriented business that is otherwise categorized.

**SHORT TERM HOME RENTAL:** The rental for compensation of dwellings or accessory dwelling units for the purpose of overnight lodging for a period of not less than one night and not more than 30 consecutive days other than ongoing month-to-month tenancy granted to the same renter for the same unit as their primary residence. This is not applicable to hotels, motels, and bed and breakfast homes or bed and breakfast inns.

## **SECTION 2.**

Article 6, "Residential Use Table", Section 4.603 "Residential District Use Table", of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add "Short Term Home Rental" to the list of uses in the category "Other" with an empty cell under all zoning districts to indicate that the use is not allowed in the respective zoning districts.

## **SECTION 3.**

Article 8, "Non-Residential Use Table", Section 4.803 "Non-Residential District Use Table", of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended to add "Short Term Home Rental" to the list of uses in the category "Lodging" with a "P" in the ER through K zoning districts cells to indicate that the use is allowed; and to amend the use "Bar, tavern, cocktail lounge; club, private or teen" to add "dance hall" to the use list in the category "Entertainment and Eating"; and to add "Event Center or Rental Hall" to the list of uses in the category "Entertainment and Eating" with a "P" in the E through K zoning district cells to indicate that the use is allowed.

## **SECTION 4.**

Section 4.1203, of Article 12, "Form Based Code District Use Table" of Chapter 4, "District Regulations" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, Ch. 9 and Ch. 4 amend

Ordinance No. 23110-02-2018  
Page 3 of 6

is hereby added and Section 4.1202 is hereby amended to move the district use table to the newly added section. The district use table in Section 4.1203 is hereby amended to add “Short Term Home Rental” to the list of uses in the category “Lodging” with a “P” in all of the zoning districts cells with the exception of the BU-RA, TL-TR and TL-NB zoning districts which should have empty cells to indicate the use is not allowed; and to amend the use “Bar, tavern, cocktail lounge; club, private or teen” to add “dance hall” in the category “Entertainment and Eating”; and to add “Event Center or Rental Hall” to the category “Entertainment and Eating” with a “P” in all of the zoning district cells with the exception of the BU-RA, TL-TR, and TL-NB zoning districts which should have empty cells to indicate the use is not allowed..

#### **SECTION 5.**

Sections 4.602, 4.802 and 4.1202, “Unlisted Uses”, of Articles 6, “Residential District Use Table, 8, “Nonresidential District Use Table, and 12, “Form Based Code District Use Table” respectively are hereby amended to read as follows:

Additional uses have been interpreted as part or similar to many of the uses listed in the table. The full list of such uses is included in Appendix C, Use Index. If a use is not listed then the zoning administrative official shall, upon request of any interested party, make a determination within which district, if any, a proposed use should be allowed.

#### **SECTION 6.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.



## **SECTION 7.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

## **SECTION 8.**

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense.

## **SECTION 9.**

All rights and remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the provisions of Ordinances No. 3011, 13896, 21653 and any other ordinances affecting zoning which have accrued at the time of the effective date of this ordinance, and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

## **SECTION 10.**

The City Secretary of the City of Fort Worth, Texas, is hereby directed to publish the caption, penalty clause and effective date of this ordinance for two (2) days in the official

newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

**SECTION 11.**

All other provisions of the Zoning Ordinance of the City of Fort Worth not herein amended shall remain in full force and effect.

**SECTION 12.**

This ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

ATTEST:

By: Melinda Ramos  
Melinda Ramos,  
Sr. Assistant City Attorney

Mary J. Kayser  
Mary J. Kayser,  
City Secretary

ADOPTED: February 6, 2018

EFFECTIVE: March 2, 2018

**ORDINANCE NO. 26005-02-2023**

**AN ORDINANCE AMENDING CHAPTER 7, “BUILDINGS” OF THE CODE OF THE CITY OF FORT WORTH, TEXAS (2015), AS AMENDED, BY ADDING ARTICLE XIII, ENTITLED “REGISTRATION OF SHORT TERM RENTALS”; ESTABLISHING GENERAL STANDARDS AND A REGISTRATION PROCESS FOR SHORT-TERM RENTALS; ESTABLISHING FEES; PROVIDING DEFINITIONS, PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

***WHEREAS***, the City of Fort Worth (“City”) has conducted research on the nature and extent of short-term rentals (STRs) in the City and has obtained public input at public meetings regarding the impact of STRs on neighborhoods in the City; and

***WHEREAS***, the City’s Zoning Ordinance does not allow the use of property zoned residential to be used for transient, short-term stays for less than 30 days, termed short-term home rental; and

***WHEREAS***, the City has received numerous complaints about STRs from citizens who have contacted code enforcement, police and city councilmembers about STRs; and

***WHEREAS***, when investigating complaints, the City does not have adequate contact information for owners of STRs, which would be beneficial in timely responding to complaints and in the event of life, health or safety emergencies; and

***WHEREAS***, the City Council desires to ensure the health and safety of guests and residents, but also support tourism in a balanced way; and

***WHEREAS***, the City Council reviewed a variety of possible regulations for short-term rentals and determined that enacting a registration program for STRs will serve to balance the rights of all stakeholders through a fair and balanced regulatory framework and ensure that the STRs do not become a nuisance; and

***WHEREAS***, the City wishes to adopt regulations requiring the registration of STRs in Fort Worth, which will allow the City to properly identify the location of STRs, to ensure that the STRs are paying all required taxes to the City, including hotel occupancy taxes, and to provide contact information for owners and agents of STRs to aid in responding to complaints and emergencies; and

***WHEREAS***, City Council finds that regulating the short-term rental property is necessary for the health, safety and welfare of the general public, the promotion of consistent land uses and development, and the protection of landowners and residents of the City of Fort Worth;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

**SECTION 1.**

The Code of Ordinances of Fort Worth, Texas is hereby amended by adding a new article, entitled Article XIII “Short-Term Rental Registration” to Chapter 7 “Buildings”, comprised of Sections 450 through 473 which read as follows:

**ARTICLE XIII: SHORT-TERM RENTAL REGISTRATION**

**DIVISION I: GENERAL PROVISIONS**

**Sec. 7-450     Title**

This Article of the Code of the City of Fort Worth is hereby designated and shall be known and referred to as the “Short-Term Rental Registration” Article of the City Code of Ordinances.

**Sec. 7-451     Purpose**

The purpose of this Article is to safeguard the life, health, safety, welfare, and property of the occupants of short-term rentals, the neighbors of said occupants, and the general public, through the regulation of short-term rental property.

**Sec. 7-452     Applicability**

The provisions of this Article shall apply to all existing and future properties, both primary and accessory structures, and any portions thereof where allowed in accordance with the City’s Zoning Ordinance.

**Sec. 7-453     Definitions**

***Administrator*** means the Director of the department designated by the City Manager to enforce and administer this Article, including the Director’s designees.

***Advertise*** means the act of drawing the public’s attention to a short-term rental in order to promote the availability of the residence for use as a short-term rental. Said advertising may be found in any medium, including but not limited to, newspaper, magazine, brochure, website, or mobile application.

***Bedroom*** means the living area(s) of the dwelling unit that is designed and furnished for sleeping and which has proper egress as required by the International Residential Code.

***Booking Service*** means any reservation and/or payment service provided by a person or entity that facilitates a short-term rental transaction between an Owner and a prospective Occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation and/or payment services provided for the short-term rental transaction.

***Hosting Platform*** means a person or entity that participates in the short-term rental business by providing, and collecting or receiving a fee for, Booking Services through which an Owner may offer premises for an occupant on a short-term basis. Hosting Platforms usually, though not necessarily, provide Booking Services through an online platform that allows an Owner to advertise the premises through a website provided by the Hosting Platform and the Hosting Platform conducts a transaction by which potential occupants arrange their use and their payment, whether the would-be occupant pays rent directly to the Owner or to the Hosting Platform.

***Occupant*** means any individual person living, sleeping or possessing a building, or portion thereof. A person is not required to be paying rent, providing in-kind services, or named in any lease, contract or other legal document to be considered an occupant.

***Owner*** means any person, agent, operator, firm, trust, corporation, partnership, or any other legal entity who has a legal or equitable interest in the property; or who is recorded in the official records of the county as holding title to the property; or who otherwise has control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person if ordered to take possession of real property by a court.

***Premises*** means for the purposes of this article property, a lot, plot or parcel of land, including any structures or portions of structures thereon.

***Short-term rental (STR)*** means the rental for compensation of dwellings or accessory dwelling units or portions thereof for the purpose of overnight lodging for a period of not less than one night and not more than 29 consecutive days other than ongoing month-to-month tenancy granted to the same renter for the same unit as their primary residence. This is not applicable to hotels, motels, and bed and breakfasts homes or bed and breakfast inns or rentals made for less than thirty days upon the sale of a dwelling when the tenancy is by the former owner.

## **DIVISION II: GENERAL REGULATIONS**

### **Sec. 7-454     Unregistered short-term rentals prohibited**

It shall be unlawful for any owner or person to rent, lease, advertise, or otherwise permit or allow any premises to be operated or used as an unregistered short-term rental in accordance with this Article.

### **Sec. 7-455     Short-term rental registration required**

An owner who desires to use its premises as a short-term rental must have a valid, active short-term rental registration from the City prior to using, allowing the use of, or advertising the use of said premises as a short-term rental. Upon application to the City, a short-term rental permit may only be approved by Administrator, or designee, if the application satisfies all the conditions of this Article, the "Taxation" Chapter, and the "Zoning Ordinance" of the City Code.

**Sec. 7-456     Expiration of registration; renewals**

A short-term rental registration shall expire on the last day of the month one year after the date of issuance. No short-term rental registration may be renewed without a completed renewal application submitted by the owner and payment of the renewal fee. An application for the renewal of a short-term rental registration may only be approved by the Administrator, or designee, if the renewal application satisfies all the conditions of this Article and all other applicable City Code provisions, including the Zoning Ordinance.

**Sec. 7-457     Requirements of registration application.**

(a) Except as provided in this Section, every complete application for a short-term rental registration shall include the following information with such detail and in a form approved by the Administrator:

1. The physical/street address of the short-term rental;
2. The name, address, email address(es), phone number(s) and authenticated signature for the owner(s) of the premises and the corporation owner's representative as applicable;
3. The name, address, email address and phone number(s) of the operator(s), agent(s) if any, and designated local responsible party as required in Sec. 7-458;
4. Such certifications deemed necessary and proper to ensure compliance with this Article.

(b) An application for a short-term renewal registration may be filed beginning thirty (30) days prior to expiration of a current registration. Every complete application for a short-term rental renewal registration shall include updates, if any, to the information contained in the original registration application or any subsequent renewals. The registration holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete. The Administrator may require such certifications deemed necessary and proper to ensure continuing compliance with this Section.

(c) An application for a short-term rental renewal registration submitted after the expiration of the most immediate registration for the premises shall be treated as an application for a new registration as described in subsection A of this Section.

(d) Applications shall not be considered complete until all documentation required under this Article is submitted, and until the full application and registration fees have been paid. Incomplete applications will not be accepted.

**Sec. 7-458     Designation of local responsible party required**

An owner must designate the name and contact information of a local responsible party who can be contacted regarding immediate concerns and complaints from the public. The person designated may be the owner or another individual. The owner or individual must be available to be reached in person or by phone at all times while occupants are on the premises of a short-term rental. If called, a local responsible party must be able to and shall be present at the premises within one (1) hour of call from Administrator, or his designee. A local responsible party must be authorized to make decisions regarding the premises and its occupants.

**Sec. 7-459     Registration and Renewal Fees**

(a) A registration fee of \$150.00 will be charged to reimburse the City for costs associated with the administration of this Article.

(b) An annual renewal fee of \$100.00 will be charged upon filing of the renewal application.

(c) The applicable fee shall be paid at the time the initial application is filed and at the time each renewal application is filed with the Department.

**Sec. 7-460     Hotel occupancy taxes; Request for occupancy history**

Every person owning, operating, managing or controlling short-term rental shall collect the tax imposed in section 32-17 of this City Code for the city and remit the same to the tax assessor-collector on or before the due date, and at the same time file the report required by sections 32-18 and 32-19. If any person shall fail to collect the tax imposed in Chapter 32, or shall fail to file a report as required by section 32-19, or shall fail to remit to the tax assessor-collector the tax as imposed in Chapter 32 when such report or remittance is due, or shall file a false report, then such person shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished as provided in section 1-6 of this Code.

**Sec. 7-461     Short-term rental registration nontransferable**

A short-term rental registration is non-transferable and shall not be assigned nor transferred to another person or entity. Any attempt to transfer a registration or attempt to use another person's registration may be grounds for revocation of said registration.

**Sec. 7-462     Restrictions on number of occupants and reservations**

(a) It shall be unlawful for an owner or person to rent, allow, provide, or advertise for more than two (2) persons per bedroom, plus two (2) additional persons, when using the premises as a short-term rental.

- (b) Regardless of the number of bedrooms at the premises, it shall be unlawful:
1. For more than twelve (12) persons (including children), to occupy a short-term rental at any one time; or
  2. For the owner or operator to allow, suffer, or permit the number of occupants living, sleeping or possessing a short-term rental to exceed the maximum occupancy shown on the short-term rental permit or renewal permit.

(c) It shall be unlawful for an owner or person to rent or allow more than one group at a time.

(d) A visual inspection of more than twelve (12) persons by a city employee at the premises is prima facie evidence of and shall be probable cause to issue a citation for a violation of this section.

**Sec 7-463.     Parking restrictions**

The maximum amount of motor vehicles allowed at a short-term rental shall be limited to the number of available off-street parking spaces. It shall be unlawful for an owner or person to permit, allow or advise occupants to park more vehicles on the premises than the available off-street parking spaces, to suffer or permit parking of vehicles on an unapproved surface, or to allow parking of vehicles on public streets not in accordance with City ordinances.

**Sec. 7-464     Minimum stay required.**

It shall be unlawful for an owner to rent or lease a short-term rental for a period of less than one night.

**Sec. 7-465     Advertising, promoting or allowing of special events prohibited**

(a) It shall be unlawful for an owner or occupant to advertise or promote a special event, or allow the advertising and promotion of a special event (e.g. event center, banquet, wedding, reception, reunion, bachelor or bachelorette party, concert, or any similar activity that would assemble large numbers of invitees) to be held on the premises (i.e. utilize the premises as an event center as defined in the Zoning Ordinance).



(b) It shall be unlawful for an owner or occupant to allow, suffer or permit an event center or special event as described to be held on the premises.

**Sec. 7-466     Notice to occupants of short-term rentals**

An owner or person operating a short-term rental shall provide a notice of instructions (also known as “host rules”) to occupants staying at the premises. The notice shall instruct the occupants as to all applicable City regulations pertaining to short-term rentals. These include, but are not limited to, occupancy restrictions, limits on parking, trash pickup, prohibitions on special events, limits on noise, and curfew times.

**Sec. 7-467     Registration to be displayed.**

A copy of the approved short-term rental registration shall be posted at a conspicuous location inside the front entrance(s) to the short-term rental.

**Sec. 7-468     Use of assigned registration number required**

It shall be unlawful for an owner or person to advertise a short-term rental in any medium, including but not limited to Hosting Platforms, newspaper, magazine, brochure, website, or mobile application without including the current registration number assigned by the Administrator.

**Sec. 7-469     Use of unauthorized registration number prohibited**

It shall be unlawful for an owner or person to use, advertise or promote or allow the use, advertisement or promotion of a short-term rental using a registration number not assigned to the owner or person, or to a different address, or to a different dwelling unit.

**Sec. 7-470     Miscellaneous Restrictions**

(a) It shall be unlawful for an owner or occupant of a short-term rental to allow, permit, or make any noise that would be in violation of the City’s noise ordinance under Chapter 23-8 of the City’s Code of Ordinances.

(b) Owner or person shall place all garbage, rubbish, and recyclables in accordance with Chapter 12.5 “Environmental Protection and Compliance”, Article VIII “Solid Waste and Recycling”.

**DIVISION III. ADMINISTRATIVE PROCEDURES**

**Sec. 7-471     Revocation of registration**

(a) Grounds. Any registration issued hereunder may be revoked by the

Administrator if the permit holder has

1. received one or more citations for violations of this article or any other provision of City Code within the preceding 12-month time period; or
2. knowingly made a false statement in the application; or
3. fails to notify the Administrator in writing of any material change in the information; or
4. fails to comply with requirements provided in Chapter 32, Article II, titled "Hotel Occupancy Tax"

(b) Notice. Notice of the revocation shall be given to the permit holder in writing, with the reasons for the revocation specified in the notice, served either by personal service or by certified United States mail to their last known address. If the registration holder is not an individual, then service can be made to either the agent of the owner or the local responsible party. Such service on either individual shall constitute as proper notice as required under this Article. The revocation shall become effective the day following personal service or if mailed, three (3) days from the date of mailing.

(c) Appeal; hearing. The permit holder shall have ten (10) days from the date of such revocation in which to file notice with the Administrator of their appeal from the order revoking said permit. The Administrator shall provide for a hearing on the appeal in accordance with the provisions of this Article.

(d) One-Year Waiting Period. In the event an owner's short-term rental registration is revoked by the Administrator and the applicant fails to successfully appeal the Administrator's decision, no second or additional registration shall be issued for a short-term rental on the premises for one year of the date such registration was revoked.

#### **Sec. 7-472 Appeal of Revocation of Registration**

If the Administrator revokes a registration under Section 7-471, the Administrator's decision is final unless the owner, within ten (10) days after the receipt of written notice of the action, files a written appeal with the City Manager or his designee, who shall, within ten (10) days after the appeal is filed, consider all the evidence in support of or against the action appealed, and render a decision, either sustaining or reversing the action. The decision of the City Manager or his designee is final.

### **DIVISION IV. ENFORCEMENT**

#### **Sec. 7-473 Penalties**

(a) A person who violates any provision of this Article by performing an act prohibited or by failing to perform an act required is guilty of a misdemeanor. Each day on which a violation exists or continues to exist shall be a separate offense.

(b) If the definition of an offense under this Article does not prescribe a culpable mental state, then a culpable mental state is not required. Such offense shall be punishable by a fine not to exceed Five Hundred Dollars and No Cents (\$500.00). Although not required, if a culpable mental state is in fact alleged in the charge of the offense and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, such offense shall be punishable by a fine not to exceed Two Thousand Dollars and No Cents (\$2,000.00).

(c) If the definition of an offense under this Article prescribes a culpable mental state and the offense governs fire safety, zoning, or public health and sanitation, including dumping of refuse, then a culpable mental state is required and the offense shall be punishable by a fine not to exceed Two Thousand Dollars and No Cents (\$2,000.00).

(d) The provisions of this section are in addition to and not in lieu of any criminal prosecution or penalties as provided by other city ordinances, county, or state law.

## SECTION 2.

The Code of Ordinances of Fort Worth, Texas is hereby amended by amending Chapter 7, "Buildings", Article X "Registration and Inspection of One-Family and Two-Family Dwellings," Division 2 TCU Residential Overlay District Registration of One-Family and Two-Family Dwelling," Section 7-429.1, "Definitions" to revise the definition of "rental property" to revise to remove references to vacation and game day rentals, to read as follows:

### Sec. 7-429.1 DEFINITIONS.

**RENTAL PROPERTY.** Any one-family or any portion of a two-family dwelling unit that is not owner occupied, whether or not rent is charged. **RENTAL PROPERTY** includes, but is not limited to: properties rented to students, families, or any other persons; properties in which a family member of the owner resides in the home but the owner does not (regardless of whether additional persons also reside in the home); and properties where a property caretaker lives in the home but the owner does not.

## SECTION 3.

That this ordinance shall be cumulative of all other ordinances of the City of Fort Worth, Texas, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

## SECTION 4.

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of the City Code, or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil and criminal, same shall not be affected by this ordinance but may be

prosecuted until final disposition by the courts.

#### SECTION 5.

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

#### SECTION 6.

That any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Five Hundred Dollars (\$500.00) for each offense. Each day that a violation exists shall constitute a separate offense.

#### SECTION 7.

That the City Secretary of the City of Fort Worth, Texas, is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by the V.T.C.A. Local Government Code Subsection 52.013.

#### SECTION 8.

This ordinance shall take effect after adoption and publication as required by law.

**APPROVED AS TO FORM AND LEGALITY:**

**ATTEST:**

By: Melinda Ramos  
Deputy City Attorney

Jasmine A. Reeves  
City Secretary

Adopted: February 14, 2023

Effective: February 28, 2023



**To the Mayor and Members of the City Council****November 1, 2016**

Page 1 of 1

**SUBJECT: NOTIFICATION FOR SHORT TERM HOME RENTALS**

The purpose of this IR is to outline a neighborhood communication plan regarding the prohibition of the short term rental of residential homes in single family districts. Current regulations prohibit the rental of residential property for less than thirty (30) days in One-Family Residential districts.

Short terms rentals providing overnight accommodations are considered a commercial enterprise and are only allowed in high density residential, multifamily residential and commercial zoning districts. These properties are typically designated as a "Bed and Breakfast Inn" and are required to obtain a Special Exception with a site plan from the Board of Adjustment, maintain an annual Operator's License, obtain a Certificate of Occupancy and provide a manager on site at all times. Additionally, these inns are required to collect the hotel occupancy tax (HOT) similar to hotels and motels.

In contrast to the "Bed and Breakfast Inn" a "Bed And Breakfast Home" is designed for and occupied as a one-family residence but also provides overnight accommodations to transient guests. The structure serves as the primary residence or homestead of its owner-operator and the owner must operate and oversee the overnight rentals on the property. A "Bed And Breakfast Home" is permitted in B Two-Family Residential Districts by Special Exception from the Board of Adjustment.

If a home rental does not qualify for a Special Exception, it is considered a commercial motel use and would be permitted only in FR General Commercial Restricted through K Heavy Industrial districts and most Mixed-Use/Form Based districts, excluding MU-1 and the NS-T4 districts. A rezoning to an appropriate district would be necessary in order to make the use legal. Staff is reviewing the current short term rental use and regulations in benchmark cities and also analyzing our current ordinances as they apply to short term rental use in residential zoning classifications to determine if any changes or amendments are warranted to the current City code or practices.

The Communications and Public Engagement Office will prepare information on short term rentals and share it through our various communications channels. This will include City News, Nextdoor, the Community Engagement Bulletin, [fortworthtexas.gov](http://fortworthtexas.gov) website and social media. The communication will contain information on the current requirements and a contact number residents can call if they believe there is a residence operating in violation of the ordinance. Violations can be reported to the Call Center at 817-392-1234. Code will be responsible for investigating and enforcing this zoning regulation when reported by citizens.

If you have any questions concerning the zoning regulations, please contact Jocelyn Murphy, Planning Manager, Planning and Development Department, at 817-392-6226. If you have questions about the communications plan, please contact Michelle Gutt, Communications & Public Engagement Director, at 817-392-6248.

**David Cooke**  
**City Manager**



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	455334	1320	1320	S	Lake		As far as I can tell, homes in Fairmount are single family, multi-family or duplex. At 1320 S Lake St, there seem to be rental occupants on a rotating basis. Please investigate and determine if this is in compliance with city code. See link advertising the listing: <a href="https://www.airbnb.com/rooms/1262911">https://www.airbnb.com/rooms/1262911</a>	7/28/2013
Zoning	513834	1737	1737	N	Edgewood		VIOLATION OF THE ZONING ORDINANCE: Residential use table A-7.5 Chapter 4 District Regulations, 5.106 Bed and Breakfast Home. 5.107 Bed and Breakfast Inn. there are no exceptions for this home owner to be running this business in our neighborhood and we would like it closed down. you can find pictures of this home on and the one in question on <a href="http://www.airbnb.com/rooms/1021808?u413">www.airbnb.com/rooms/1021808?u413</a> or you can contact me and I have the information printed out for you.	9/2/2014
Multi-Family	575116	2508	2508		Ridgmar Blvd.		The Realm Apartments are allowing several tenants to sublet out their apartments out for short stays through the website, AirBnB. A resident was caught red-handed subletting her apartment by management, because the Sublette's got lost and asked the office for directions, telling the office they rented the apartment for the weekend through AirBnB. The lease holder only moved in furniture, and décor, she has never stayed in the apartment at all, she leased it with the intention of illegally renting it out through AirBnB. it is #19 in Building 2524 at the Realm Apartments 2508 Ridgmar Blvd. The apartment manager said she has caught others subletting, yet she won't do anything about it, because the tenant will tell her they are moving out the end of the month, in order to put off the eviction process, and to continue illegal subletting. This is unsafe to the residents, it is illegal, and the owners are not licensed for short stays like a hotel.	10/2/2015
Multi-Family	575117	2508	2508		Ridgmar		There are several tenants in the Realm that do not live in their apartments, they leased them only to illegally sublease them for short stays through AirBnB, #19 in building 2524 was leased by a woman that only moved in furniture and décor, she has never stayed in the apartment, there are different renters in the apartment every week. She would tell the office that they were friends of hers, when residents in the building knew better. Last week the lease holder of #19 was caught red-handed by the manager of the realm, because her illegal Sublette's got lost and stopped in the office and told them they rented the apartment for the weekend, yet the manager won't do anything, because the lease holder told her she would be gone by the end of Sept, she is not gone, and illegal renters are still in that apartment. She tells them she is moving, in order to prolong the eviction process, co che can continue illegal subleasing. This is unsafe to residents, and the owners are not licensed as short stay hotels, or lodges. Please help us, I have to remain anonymous.	10/2/2015
Property Mainte	638982	4633	4633		Ocean		Homeowner is renting her home on Airbnb and she has different people staying there all the time. Every weekend cars are lining the streets and blocking neighbors driveways. There are loud parties and broken beer bottles in the streets. We have contacted the HOA without any help.	9/28/2016
Zoning	638982	4633	4633		Ocean		Homeowner is renting her home on Airbnb and she has different people staying there all the time. Every weekend cars are lining the streets and blocking neighbors driveways. There are loud parties and broken beer bottles in the streets. We have contacted the HOA without any help.	9/28/2016
Zoning	654754	8717	8717		Devonshire		House is being rented on Air BNB for short term 2 day rentals and has been going on for a couple of months. This is against Fort Worth's city code that restricts this activity. This house is not a registered BNB and was not built prior to 1993 so therefore it cannot be used as a short term rental. Air BNB Listing is below. <a href="https://www.airbnb.com/rooms/15659330">https://www.airbnb.com/rooms/15659330</a>	1/22/2017
Zoning	655042	8717	8717		Devonshire		Home was vacated by owners and is now leasing on short term (less than 30 days) on Airbnb.com. I believe this is not allowed to be operated as a B&B in the city of fort worth unless registered and built before 1993.	1/24/2017
Zoning	664615	401	401	N	Bailey		Property is currently being operated as an ongoing Bed&Breakfast hotel and is actively advertised as same on <a href="http://airbnb.com">airbnb.com</a> . This has been occurring for over thirty (30) days now. This is an express violation of the city code. There was a paper notice placed upon the front door subsequent to the first complaints filed at the beginning of this month, however the violations are continuing. Guests of the B&B have been witnessed placing their trash into other surrounding homeowners' receptacles, which is also not permitted from my information.	3/23/2017

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	666090	401		N	Bailey		Continued usage of property at this address as a commercial bed & breakfast inn. To the best of my information and belief, owner and past owners have also failed to file a change of use permit, obtain a permit to operate a B&B, obtain building permits for changes the property enabling the property to be used as a B&B, failed to maintain a manager on premises while the property is occupied by guests, and possibly failed to maintain adequate registration logs and comply with City record keeping violations. Each act is a separate violation and each day of violation is a separate violation. The property is posted on Airbnb today on <a href="https://www.airbnb.com/rooms/16475584?s=PTsT6ykn/">https://www.airbnb.com/rooms/16475584?s=PTsT6ykn/</a> . To the best of complainant's information and belief, owner and its managers are fully aware that they are violating the city code and are doing so willfully and in conscious disregard of the multiple City ordinances.	4/4/2017
Zoning	666639	400	405	N	Bailey		This home is operating as a temporary rental. <a href="https://www.airbnb.com/rooms/16475584?s=xRdnfB18">https://www.airbnb.com/rooms/16475584?s=xRdnfB18</a> which is a violation of City Code.	4/6/2017
Zoning	667622	401	401	N	BAILEY		Other Calls Zoning Nina Cleveland Ninaandrandy@att.net (281) 777-0875 Code Enforcement Question/Comment * I live on Ridgewood Road in Crestwood. I live behind an air b&b that is on North Bailey. We have constant disruptions from noise. It is basically a party house. We do not even use our pool anymore because we don't feel safe with "strangers" basically in our back yard. It will ruin our beautiful neighborhood. Please do not allow this to continue. Please ban these short term rentals in residential neighborhoods. If my husband and I wanted that, we would have moved next door to a Holiday Inn. At this point, we know this is not allowed. Enforce the ordinance. Keep the ordinance. There are plenty of hotels and inns in Fort Worth for visitors. Keep our neighborhoods just that.....neighborhoods.	4/12/2017
Zoning	689150	4505	4505		Rutland		4505 Rutland Ave is being operated as an exclusive Airbnb property. The owner does not live in the house and rents all three rooms on Airbnb. Guests are constantly coming and going at all hours of the day and night, and several times their guests have mistakenly knocked on our door or parked in our driveway, blocking our access to our own property. One time a guest who reeked of alcohol charged across our yard without invitation to speak to me while I was sitting on our front porch and I was very frightened. Another time a guest couldn't gain access to the house so they banged on our door at 1AM to see if we could contact the owner for them. We feel unsafe in our own neighborhood since this Airbnb property began operation last summer, and the owner (Kenneth Blakely) lives out-of-state so he has been no help at all. I have met the owner just one time, when he first bought the house and was moving furniture in, and he very aggressively told me that he knew Airbnb was illegal in Fort Worth but that he "hoped nosy neighbors wouldn't cause problems" for him. I have stayed silent for the past year since I do not wish to cause trouble for anyone, but it is unreasonable and unfair to the other residents of Rutland Ave to have to deal with this.	7/30/2017
Zoning	689433	3908			Collinwood Avenue		This single family home was purchased and is only being used as an Air BnB type rental. Owners, who bought the house, do not live there and have not stayed one evening in the home. We have many children on our street and it is my understanding that it is against code/ illegal in the city of Fort Worth to have a house not inhabited by its owners at least some of the time. It has now become a revolving door of different people. If I'm understanding code correctly, this type of property must not be in a residential area but must be somewhere that is zoned commercial.	8/1/2017
Zoning	692857			8.177E+09	More Than 300 Addresses		It has recently come to my attention that there are more than 300 Illegal Land Use violations (Airbnbs) in Fort Worth. See addresses here: Here is the Airbnb website for Fort Worth. <a href="https://www.airbnb.com/s/Fort-Worth--TX/homes?checkin=&amp;checkout=&amp;adults=1&amp;children=0&amp;infants=0&amp;guests=1&amp;source=mob&amp;SEMKeywords=airbnb%20fort%20worth&amp;allow_override%5B%5D=&amp;s_tag=zqg_NAZb">https://www.airbnb.com/s/Fort-Worth--TX/homes?checkin=&amp;checkout=&amp;adults=1&amp;children=0&amp;infants=0&amp;guests=1&amp;source=mob&amp;SEMKeywords=airbnb%20fort%20worth&amp;allow_override%5B%5D=&amp;s_tag=zqg_NAZb</a>	8/18/2017
Zoning	696003	3725	3725		Crestline		<a href="https://www.airbnb.com/rooms/15214483?location=3725%20Crestline%20Road%2C%20Fort%20Worth%2C%20TX%2C%20United%20States&amp;s=Y0W1jWXI">https://www.airbnb.com/rooms/15214483?location=3725%20Crestline%20Road%2C%20Fort%20Worth%2C%20TX%2C%20United%20States&amp;s=Y0W1jWXI</a> Attached is the web link to Airbnb for this address. It is busy every weekend and most week nights with visitors.	9/5/2017
Zoning	703376	2801	2801		Scott Avenue		It has been discovered that 2801 Scott Ave is being operated as Bed & Breakfast Hotel. It is listed on <a href="http://www.airbnb.com">www.airbnb.com</a> The hosts are Jimmy and Brooke They do not have proper zoning or neighborhood assoc approval to operate a B&B nor a commercial business in the neighborhood. The area is zoned residential. Photos of the inside of the property with exterior photos proving they have it listed as a B&B on the <a href="http://airbnb.com">airbnb.com</a> web site with a \$ 75.00 per night listing.	10/12/2017

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	703656	2801	2801		Scott		It has been discovered that 2801 Scott Ave is being operated as Bed & Breakfast Hotel. It is listed on www.airbnb.com The hosts are Jimmy and Brooke They do not have proper zoning or neighborhood assoc approval to operate a B&B nor a commercial business in the neighborhood. The area is zoned residential. Photos of the inside of the property with exterior photos proving they have it listed as a B&B on the airbnb.com web site with a \$ 75.00 per night listing.	10/16/2017
Zoning	703804	3467	3467		Sagecrest		Here is the listing. NEW!! Spacious home by TCU/Colonial GC/Zoo.... - VRBO. Thank you for you help with this. We definitely want to get this ended as quickly as possible. <a href="https://www.vrbo.com/1166846">https://www.vrbo.com/1166846</a>	10/17/2017
Zoning	704474	3628	3628		Jockey		The neighbor across the street from my home at 3629 Jockey Drive is using her entire house as an Airbnb rental. I spoke with a gentlemen yesterday from Fort Worth regrading this type of business in a residential area and he informed me that it was not allowed in the city. When I asked him what could be done about it he told me that I could file a complaint. Parking has been a problem, as it is very limited on our street and the concern of transient people and traffic through our family friendly quiet neighborhood is upsetting. This is a link to her listing: <a href="https://www.airbnb.com/rooms/20815553?location=Keller%2C%20TX%2C%20United%20States&amp;checkin=&amp;checkout=&amp;adults=1&amp;children=0&amp;infants=0&amp;guests=1&amp;s=gOsFuYE-">https://www.airbnb.com/rooms/20815553?location=Keller%2C%20TX%2C%20United%20States&amp;checkin=&amp;checkout=&amp;adults=1&amp;children=0&amp;infants=0&amp;guests=1&amp;s=gOsFuYE-</a>	10/20/2017
Zoning	705002	2424	2424	N	Edgewood		<a href="https://www.airbnb.com/rooms/19452221?location=76103%20Texas&amp;s=0rhEM4Yk">https://www.airbnb.com/rooms/19452221?location=76103%20Texas&amp;s=0rhEM4Yk</a>	10/24/2017
Zoning	705087	3628	3628		Jockey		RENTAL/AIRBNB	10/25/2017
Zoning	705206	2400	2400		Queen		House is being used as a Bed And Breakfast. <a href="https://www.airbnb.com/rooms/18315272?location=Fort%20Worth%2C%20TX&amp;s=4R_wQIFH">https://www.airbnb.com/rooms/18315272?location=Fort%20Worth%2C%20TX&amp;s=4R_wQIFH</a>	10/25/2017
Zoning	705287	3628	3628		Jockey Dr		Running an Airbnb in a residential neighborhood	10/25/2017
Zoning	705542	8716	8716		Township		Owners are listing and renting entire home as an Air Bnb in a residential neighborhood and not living there. Guest of this Air Bnb are parking in front of actual resident's mailboxes and driveways on almost a daily basis. On weekends there are loud parties that carry out into the backyard after 11pm. I have had to ask people frequenting this address to keep quiet and park elsewhere on multiple occasions, I believed that I was speaking with the owners only to find out they are just Air Bnb guest. There is no way of contacting the owners being that they do not live there. I do not have a Air Bnb account therefore can not get a hold of them there either to make them aware of the happenings going on at this rental house. I am providing a link to this rental that is on Air Bnb. <a href="https://www.airbnb.com/rooms/13697834?location=Fort%20Worth%2C%20TX%2C%20United%20States&amp;s=HwMPTcOD">https://www.airbnb.com/rooms/13697834?location=Fort%20Worth%2C%20TX%2C%20United%20States&amp;s=HwMPTcOD</a>	10/26/2017
Zoning	711619	3679			Smoke Tree		Short term rental property in a residential neighborhood	12/6/2017
Zoning	716625	2627			Mc Cart		Townhome operating as an airbnb at: 2627 McCart Ave., 76110. Entire townhouse - Fort Worth Hosted by Colin 7 guests &#983300; 2 bedrooms &#983299; 2 beds &#983297; 2.5 baths \$130 per night 1350 square foot, 2 bedroom, 2.5 bath townhome located just blocks from TCU. Sleeps 7 in 2 queen beds, 1 full size air mattress, and 1 couch. Large, well-lit living area with full cable TV package. Chef's kitchen with stainless steel appliances. Plenty of parking available along street in front of home. Across from a park that is perfect for picnics. Walking distance to TCU, Ft Worth Zoo, and Colonial Country Club. Minutes from Magnolia Ave, Sundance Square, and Medical District. The space Entire home available for use. Guest access Full home is available for use.	1/16/2018
Zoning	720147	2627			Mc Cart		See complaint C-716625. While the listing can no longer be found on the Air Bnb website, owner continues to use his townhome at 2627 McCart Ave., Fort Worth, TX 76110 as an Air BnB. See complaint C-716625. Several adults and children used this townhome last weekend. None of the adults were the owner.	2/7/2018
Zoning	720487	3704	3704		Wildwood		The property is being rented out as a VRBO. Operating a short-teen is not a permitted use of real property zoned for single-family dwellings.	2/8/2018
Zoning	722807	4332	4332		Silverwood		House at 4332 Silverwood Trail, 76244 is being used as an Airbnb rental. There are different people and cars every few days. The house has a listing on Airbnb website.	2/25/2018
Zoning	724142	4332	4332		Silverwood		<a href="https://www.airbnb.com/rooms/22012187?location=Silverwood%20Trail%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;checkin=&amp;checkout=&amp;adults=1&amp;children=0&amp;infants=0&amp;s=ry-8PrLC">https://www.airbnb.com/rooms/22012187?location=Silverwood%20Trail%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;checkin=&amp;checkout=&amp;adults=1&amp;children=0&amp;infants=0&amp;s=ry-8PrLC</a> There is an airbnb rental here. Follow the link. Nobody called back with findings.	3/5/2018



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	725691	965	965		Crest Breeze		Hello, I live in the Parks of Willow Ridge. The house diagonally across the street (965 Crestbreeze) has been renting out to Air BnB. Normally this would not be an issue however our neighborhood is filled with children who play outside at all hours. My concern is we have noticed several different people in and out of the house and I am concerned for the safety of our children. I have addressed the issue with our HOA and received no assistance. I am not sure if this is code issue and if it isn't then I apologize for wasting your time. This is the Air BnB link: <a href="https://www.airbnb.com/rooms/21660170?location=Haslet%2C%20TX%2076052%2C%20United%20States&amp;s=5i8_Khwg">https://www.airbnb.com/rooms/21660170?location=Haslet%2C%20TX%2076052%2C%20United%20States&amp;s=5i8_Khwg</a> Thank you, Tony Shelley	3/13/2018
Zoning	725698	965			Crest Breeze		The home is located within an HOA subdivision and is being utilized as an Airbnb. Others within the subdivision have concerns about the random men and women that are entering the home.	3/13/2018
Zoning	726301	2016	2016		Clover Ln	TX	2016 Clover Lane is being used for short term rentals since around September 2017. Every weekend there are new occupants. <a href="https://www.vrbo.com/1166326">https://www.vrbo.com/1166326</a>	3/16/2018
Zoning	726996	2313	2313		Western		Property is being utilized as an Airbnb. <a href="https://www.airbnb.com/rooms/17108041">https://www.airbnb.com/rooms/17108041</a>	3/21/2018
Zoning	732441	8521	8521		Woodlake		Citizen Edward Nagel (817-975-4516) complained to city staff of short term rental or AirBnB being operated that this location.	4/23/2018
Zoning	732721	8521	8521		Woodlake		Operating a VRBO out of an A5 residence.	4/24/2018
Zoning	734876	1600	1636		Milledge		There are 3 houses rented out on Airbnb as a short term rental property. I will include the links to them all. 1636 Milledge road is one rental, the other 2 show up on Airbnb but I do not know the exact address. Possibly 2 on Milledge and one other in the same subdivision only renting out 1 room. <a href="https://www.airbnb.com/rooms/21161964?adults=1&amp;children=0&amp;infants=0&amp;location=Milledge%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;s=3_gux1U9">https://www.airbnb.com/rooms/21161964?adults=1&amp;children=0&amp;infants=0&amp;location=Milledge%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;s=3_gux1U9</a> <a href="https://www.airbnb.com/rooms/24098973?location=Milledge%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;adults=1&amp;children=0&amp;infant=0&amp;s=NhC_xz-f">https://www.airbnb.com/rooms/24098973?location=Milledge%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;adults=1&amp;children=0&amp;infant=0&amp;s=NhC_xz-f</a> <a href="https://www.airbnb.com/rooms/21783179?location=Milledge%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;adults=1&amp;children=0&amp;infant=0&amp;s=NhC_xz-f">https://www.airbnb.com/rooms/21783179?location=Milledge%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;adults=1&amp;children=0&amp;infant=0&amp;s=NhC_xz-f</a>	5/4/2018
Zoning	735043	8062			Cahoba		AirBNB be run out of this home every other weekend, house is listed on AirBNB website and host/owners leave when rented out. Parties happen every time home is rented and cars parked in yard and up and down street has to stop. Parties go until 1-2 in the morning, owners have been contacted but still have home rented/listed. We do not want to be the "bad" neighbors but we also don't want to live next to a hotel or night club. Is AirBNB allowed in Fort Worth city limits?	5/7/2018
Property Mainte	739486	8840	8840		Random		Owner is using her house for AirBnB rentals and there have been weekend parties where various individuals have been littering on the street. Furthermore, her guests consistently go over the posted speed limit.	5/29/2018
Zoning	739486	8840	8840		Random		Owner is using her house for AirBnB rentals and there have been weekend parties where various individuals have been littering on the street. Furthermore, her guests consistently go over the posted speed limit.	5/29/2018
Zoning	739697	8811	8811		Roayl Harbor		Citizen complaint to city staff: "We have another Airbnb in Lake Country. This one is located at 8811 Royal Harbor. Susan Krus called us this morning to let us know. Her number is 817-675-0501. She lives just down the street and said that last Saturday there were 30 cars parked on the neighborhood streets with people going to that home. Then two Saturdays ago, there was no parking on the street, so they were using a golf cart to shuttle people in to this house."	5/30/2018
Zoning	739699	8811	8811		Royal Harbor		Citizen complaint to city staff: "We have another Airbnb in Lake Country. This one is located at 8811 Royal Harbor. Susan Krus called us this morning to let us know. Her number is 817-675-0501. She lives just down the street and said that last Saturday there were 30 cars parked on the neighborhood streets with people going to that home. Then two Saturdays ago, there was no parking on the street, so they were using a golf cart to shuttle people in to this house."	5/30/2018
Zoning	746860	504			Candlewood		The landlords at 504 Candlewood Road (Dr. Anthony Pham and Suzana Tran) have converted their large rental property into a vacation rental. The first rental tenants moved in on July 2 and moved out on July 9. The home is listed for vacation rentals under the wife's name, Suzana Tran, on VRBO.com. Here is the link to the rental posting: <a href="https://www.vrbo.com/1377240">https://www.vrbo.com/1377240</a> The posting shows rentals already booked into October.	7/10/2018

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	746861	504			Candlewood		The owners of 504 Candlewood Road in White Lake Hills, Dr. Anthony Pham and Suzana Tran, have turned this home into a short term vacation rental. The vacation listing is posted at <a href="https://www.vrbo.com/1377240">https://www.vrbo.com/1377240</a> The site shows the currently booked rentals into October. We left a copy of the City's ordinance prohibiting short term rentals at the property to alert the owners that what they are doing is illegal, but do not expect them to respond to us. They do not live in our neighborhood, but do own 3 homes here which have had code issues in the past.	7/10/2018
Zoning	747891	504	504		CANDLEWOOD		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Do you want to be a witness? No - Investor/owner is using property for short term vacation rentals using VRBO.com. White Lake Hills zoned single family and per ordinance temporary rentals < 30 days are prohibited. Neighborhood association notified & has registered a complaint recently to Code Enforcement.	7/15/2018
Zoning	747953	9537			Drovers View		Illegal usage of property as a temporary short term rental	7/16/2018
Multi-Family	748726	1411	1411		ELIZABETH		CE - Multi-Family - Rental Complexes : Have you notified management? No - What is the issue? The owners of 1411 Elizabeth Boulevard are operating a short-term Airbnb operation from the carriage house at the rear of the property. They almost always instruct their guests to park on the roadside Infront of the neighboring properties. Code compliance was notified mid June during a call out inspection, yet it would seem no further action or investigation has taken place. - Where is the issue located? Within an Occupied Unit, Within a Vacant Unit, - How long has the issue existed? More than 1 Week	7/19/2018
Zoning	748729	1411	1411		ELIZABETH		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Rear Yard, Vacant Lot, - How long has the violation existed? Greater than 1 Month - Do you want to be a witness? No - The home owners of 1411 Elizabeth Boulevard have been operating a short-term Airbnb letting operation from the carriage house at the rear of the property for over 18 months, they instruct their guests to park on the roadside Infront of the neighboring houses to avoid detection. I notified a code compliance employee mid June during a call out, however, it would seem that no action or further investigation taken place.	7/19/2018
Zoning	754820	8117	8117		Cahoba		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - This house is being used as an Airbnb. They were to stop but have not. The web site is still active and has reviews from more than 4 rentals in the month of August. when I stalked to officer Franco he stated he talked to owners and told them to stop the AIRBNB rentals. Our neighborhood is not zoned for short term rentals as far as I know if it is allowed please let me I will stop the complaints I have pitchers of over 30 cars parked in driveway street and even in my own driveway from their renters having parties. owners say they are home during rentals they are not, home was rented all weekend with out owners present it is advertised as a party / event rental in the air bnb site under " cottage by the lake" host are Lori and Joe.	8/27/2018
Zoning	761893	8117	8117		Cahoba		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation, - Where is the violation located? Front Yard, Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Air BNB still going on, they were told to stop by you but they rented the house out Friday and Saturday night. Police were called on 9/23 @ 1Am due to noise by other neighbor. They have not stopped house is used for parties of 10-20 people with only one bathroom, where do you think the males are going? The fence or next to the house in the front yard or better yet in the lake! I'm done with having cars parked all over the street and in the yard, the garbage the drop when leaving, using my driveway as a turn around, you need to have this STOPPED ASAP	10/1/2018
Zoning	763116	3610	3610		CRESTLINE		CE - Zoning: What is the violation? Home Occupation - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - New home owner has house advertised on airbnb.com. Caller says for past 4 months or so they've been renting the home out as an air b&b - constant traffic - different people here all the time.	10/8/2018
Zoning	763703	2329	2329		MISTLETOE		CE - Zoning: What is the violation? Home Occupation - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - Jason 817-291-2995 Jason is reporting his neighbor for using her home for airbnb JASON WOULD LIKE TO REMAIN ANONYMOUS	10/10/2018

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	764061	1716	1716		Crooked		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - House has multiple tenants that are not related and is also being used as an airbnb rental.	10/12/2018
Zoning	764641	406	406		Foch		Citizen complaint of short term rentals being operated at this location. Bob Rollins 972-672-0742.	10/18/2018
Zoning	765603	4917	4917		Kemble		Illegal use of Land - Short term Rental	10/26/2018
Zoning	769663	406	406		Foch		Citizen complaint of short term rental operation. Complainant: Robert Rollins hibobr@aol.com	11/14/2018
Zoning	770293	8121	8121		Cahoba		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation, - Where is the violation located? Front Yard, Rear Yard, Side Yard, Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - This home is being used as and AirBNB not a 30 day rental. Home is listed on AirBNB web site and has 4 reviews just in the month of November alone. Police were called last weekend due to noise, owners are not present when renters are. Home was rented per one review for a wedding, how can a home in a residential area be rented to host a wedding? Code compliance needs to step up and make this stop, I was told it was to 30 day rentals only not 3 different rentals per weekend. I have been in contact with Officer Franko he assured me it was going to stop, it has NOT! My home is next door to this party house, Joe and Lori have no concern over what garbage or noise the renters are making. I have had to put motion detectors with cameras to keep renters from entering into my property. If Officer Franco can not or will not make this stop I need to speak with his supervisor, I was issued a code violation last week and it should have gone to Joe and Lori, when is the city of Fort Worth going to take action and make them stop the AirBNB. Attached is some pitchers of some of the many parties and how they park. One pic shows them using my driveway because their drive was full. According to Joe that is considered public space and I have no right to complain.	11/19/2018
Zoning	773149	8117	8117		Cahoba		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation, - Where is the violation located? Front Yard, Rear Yard, Side Yard, Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - This home is being used as and AirBNB not a 30 day rental. Home is listed on AirBNB web site and has 4 reviews just in the month of November alone. Police were called last weekend due to noise, owners are not present when renters are. Home was rented per one review for a wedding, how can a home in a residential area be rented to host a wedding? Code compliance needs to step up and make this stop, I was told it was to 30 day rentals only not 3 different rentals per weekend. I have been in contact with Officer Franko he assured me it was going to stop, it has NOT! My home is next door to this party house, Joe and Lori have no concern over what garbage or noise the renters are making. I have had to put motion detectors with cameras to keep renters from entering into my property. If Officer Franco can not or will not make this stop I need to speak with his supervisor, I was issued a code violation last week and it should have gone to Joe and Lori, when is the city of Fort Worth going to take action and make them stop the AirBNB. Attached is some pitchers of some of the many parties and how they park. One pic shows them using my driveway because their drive was full. According to Joe that is considered public space and I have no right to complain.	12/6/2018
Zoning	774571	2145	2145		BURNSIDE		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Homeowner is not living in the home and is renting it out for short terms of less than 30 days on AirBnb, here in this residential neighborhood. I believe this is in violation of Ordinance No. 23110-02-2018 This homeowner is also claiming a homestead exemption on this home and on another home in Tarrant County. This home is listed on AirBnb at the following link: <a href="https://www.airbnb.com/rooms/27638631?location=Fort%20Worth%2C%20TX%2076177%2C%20USA&amp;adults=1&amp;check_in=2019-05-07&amp;check_out=2019-05-08&amp;guests=1&amp;s=cqOZuF1R">https://www.airbnb.com/rooms/27638631?location=Fort%20Worth%2C%20TX%2076177%2C%20USA&amp;adults=1&amp;check_in=2019-05-07&amp;check_out=2019-05-08&amp;guests=1&amp;s=cqOZuF1R</a>	12/14/2018
Zoning	777128	4000	4000		CALMONT		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Air BnB at 4000 Calmont Ave. 4 bdrm house allows 14 guests. Noise/disturbance complaints between 12-4 AM notified with police. Guests parking in front of our house. Drunk guests threatening husband when politely asked to keep noise down outside. Etc...	12/30/2018

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	777572	1636	1636		MILLEDGE		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - The owner is renting out the house on Air bnb. Currently there is a renter in the home and there have been several different renters during the holidays and frequently during Cowboys games. The owner will park either his maroon SUV or his maroon sedan in the street but the renters park in the driveway and he leaves. Our neighborhood is not zoned for this type of short term rental.	1/3/2019
Zoning	778061	1636	1636		MILLEDGE		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - There is currently a short term renter at this property. In a grey minivan from Pennsylvania. I don't see the house on Airbnb but it is not the owner	1/7/2019
Zoning	781064	8117	8117		Cahoba		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - This home is STILL being used as an AIR BNB. Joe and Lorie have not been home but home is occupied by different people every weekend. The reviews on AirBNB site comment of what a great place to stay for night they are NOT renting this for 30 days as required. We had a birthday party this last weekend that ended with all the decorations in the street and our yards. When is code compliance going to stop this? You tell us to call the police they will not come due to it being a code violation. Look up this listing on AIRBNB fort worth web site and see the reviews Sunset Cottage on the Lake they still have it posted and are still renting the home that they DO NOT STAY AT! Guests are free to do what ever they want to the property and our property THIS SHIT HAS TO STOP Mark Lang 817-941-0921	1/28/2019
Zoning	782065	8117	8117		Cahoba		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - This home is STILL being used as an AIR BNB. Joe and Lorie have not been home but home is occupied by different people every weekend. The reviews on AirBNB site comment of what a great place to stay for night they are NOT renting this for 30 days as required. We had a birthday party this last weekend that ended with all the decorations in the street and our yards. When is code compliance going to stop this? You tell us to call the police they will not come due to it being a code violation. Look up this listing on AIRBNB fort worth web site and see the reviews Sunset Cottage on the Lake they still have it posted and are still renting the home that they DO NOT STAY AT! Guests are free to do what ever they want to the property and our property THIS SHIT HAS TO STOP Mark Lang 817-941-0921	2/1/2019
Zoning	782406	8236	8236		Windsor Forest		Citizens complaint regarding an air BnB operation at this property. Received complaint from area NPO - DK	2/5/2019
Multi-Family	783507	0	0		5775 GL CIRCLE		CE - Multi-Family - Rental Complexes : Have you notified management? No - If yes, when was management notified? 02/03/2019 12:00:00 AM - What is the issue? Short term rentals to multiple families (per room) in zone 5 housing - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Rent payments are being accepted monthly by renting out each room of the house	2/13/2019
Zoning	786820	0	0		1636 MILLEDGE RS		CE - Zoning: What is the violation? Illegal Land Use,Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This house is still being rented out for short term rentals. A man tried to enter a code to get into my house several times and said he was looking for the Airbnb at 1636 Milledge rd. He was dropped off by a cab so there isn't a vehicle outside the home. There have been more and more rentals over the weekends and some days during the week too.	3/3/2019
Property Maintenance	788215	3708	3708		LINDEN		CE - Property Maintenance : What is the violation? Accumulation of Trash and Debris, - Where is the violation located? Rear Yard - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Trash accumulated from property being rented on VRBO. Trash all in alley and on west side of lot.	3/12/2019

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	788771	8117	8117		CAHOBA		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - This home is used as an Airbnb and the owners are getting by with it by telling you it's family using home what ever They have lights on deck that shine my windows to the point I don't need to turn lights on to see. The lights are on dusk to dawn and I have no privacy from them. I believe it's called light trespassing and I would like them shutoff or made not to shine on my home	3/18/2019
Zoning	789355	3725	3725		Harley		Citizen complaint came by email from City staff: of Airbnb being operated at this location.	3/21/2019
Zoning	789865	2526	2526		Forest Park		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - owner is using home as and AIRBNB. has set up flood lights around the property pointing towards neighbor's houses	3/25/2019
Zoning	790724	2625	2625		CALISTOGA		CE - Multi-Family - Rental Complexes : Have you notified management? No - What is the issue? Residential home is being rented out again as an airbnb. This was reported a couple of months ago. Code compliance came out There is a reported renter at home tonight3/29/19. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No	3/29/2019
Multi-Family	790724	2625	2625		CALISTOGA		CE - Multi-Family - Rental Complexes : Have you notified management? No - What is the issue? Residential home is being rented out again as an airbnb. This was reported a couple of months ago. Code compliance came out There is a reported renter at home tonight3/29/19. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No	3/29/2019
Zoning	791851	2625	2625		Calistoga		Complaint C-790724 Source Information: Dispatched to inspect on 4/1/2019 9:07:40 AM. Arrived to inspect on 4/1/2019 9:07:42 AM. Inspection Completed on 4/1/2019 9:08:42 AM Duration: 1 minute(s). Address: 2625 CALISTOGA DR Status: Abated/Corrected Submitted By: Graber, Marcia H (Private Citizen) (CSR Import) Phone: 682-556-2144 Email: howell_marci@yahoo.com Comments: CE - Multi-Family - Rental Complexes : Have you notified management? No - What is the issue? Residential home is being rented out again as an airbnb. This was reported a couple of months ago. Code compliance came out There is a reported renter at home tonight3/29/19. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No	4/1/2019
Zoning	793651	2526	2526		Forest Park		Connect to C-789865. Operating an Airbnb.	4/11/2019
Zoning	795194	2529	2529		FOREST PARK		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This address is running an airbnb in the back building. It is called the pacman place.	4/17/2019
Zoning	795197	0	0		2715 FRAZIER		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Front Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This house is an airbnb and neighbors are sick of the traffic and noise. Its called Funkytown Fort Worth Flat.	4/17/2019
Multi-Family	795751	4442	4442		Harlanwood		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 04/22/2019 12:00:00 AM - What is the issue? The owner of this unit is operating an Air BnB short term rental within yards of Tanglewood Elementary. I am not well versed on short term rental laws but from what I have referenced in the code compliance literature I believe this is in violation of city code. I am uncomfortable with the fact that any stranger could be within walking distance of the elementary school for just \$89 a night and have full access to the community as well. Since she has started listing the unit there has also been a car break in. I have notified the property management company but since young children are at risk wanted to escalate the issue. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Here is a link to the listing with all pictures <a href="https://www.airbnb.com/rooms/31931798?s=1">https://www.airbnb.com/rooms/31931798?s=1</a>	4/22/2019

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	795840	4434	4434		HARLANWOOD		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Owner Rachel Hale is using this condo as an Air BnB and this is not permitted in this area. I am very concerned that the unit is for rent as just \$89 a night and borders the playground for Tanglewood Elementary. I wouldn't want the innocent children at risk. <a href="https://www.airbnb.com/rooms/31931798?s=1">https://www.airbnb.com/rooms/31931798?s=1</a>	4/22/2019
Zoning	796802	3836	3836		CALMONT		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - this house is being run as two airbnbs in one. The back half of the house has been converted into a duplex, which you can not not do in Fort Worth. It is listed on Airbnb as Entire Easy Cowtown Cottage and also listed as The Green Gate Garden Suite.	4/26/2019
Zoning	796806	0	0		2615 FOREST PARK		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - this house has an illegal Airbnb listing. It is called Private loft sutie near TCI and Hospital District.	4/26/2019
Zoning	798596	3934	3934		BIRCHMAN		CE - Zoning: What is the violation? Home Occupation - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - I would like to report that 3934 Birchman Ave in Arlington Heights is being used for short term home rentals. Per the City of Fort Worth Zoning Map this home is located in zone type "A-5". Per the Fort Worth, TX Code of Ordinances Chp. 4 Article 603 homes zoned in A-5 are prohibited from using the property for short term home rentals. This home is clearly listed on Air BnB (link provided below) and allows home rentals of shorter than 30 days including 1 or 2 day rentals. Per the Fort Worth, TX Code of Ordinances Chp 9 defines Short Term Home Rentals as less than 30 days. Please provide concurrence that this home is in violation of the city ordinance. In addition, please provide further information as to the path forward for resolution of this issue. <a href="https://www.airbnb.com/rooms/15589970?location=Fort%20Worth%2C%20TX%2C%20United%20States&amp;adults=1&amp;guests=1&amp;source_impression_id=p3_1557094995_%2BVTMNT%2F9z1145WLV&amp;s=Ply-8IA6">https://www.airbnb.com/rooms/15589970?location=Fort%20Worth%2C%20TX%2C%20United%20States&amp;adults=1&amp;guests=1&amp;source_impression_id=p3_1557094995_%2BVTMNT%2F9z1145WLV&amp;s=Ply-8IA6</a>	5/6/2019
Zoning	798597	13100	13100		LARKS VIEW		CE - Zoning: What is the violation? Home Occupation - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - this home at 13100 Larks View Point, 76244 in a residential neighborhood is being used as a short term rental. In one instance recently there were at least 6 cars parked at the residence (including blocking the sidewalk), partying in the backyard late into the night, and marijuana being smoked as well. it is listed as property #1591537 on VRBO Set Location 13100 Larks View Point, Fort Worth TX 76244 (32.942987409564296,-97.18276262283325)	5/6/2019
Zoning	798692	3836	3836		Calmont		Citizen complaint of short term rental violation.	5/6/2019
Zoning	798735	0	0		2715 FRAZIER		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The house is on Airbnb as Funkytown Fort Worth Flat, listed as \$108 per night. You can't do this in this neighborhood. I live nearby and it has been problematic. Can you help shut this down?	5/6/2019
Zoning	798749	3836	3836		CALMONT		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This single family home has been converted into two units. Both of the units are listed on Airbnb as The Garden Gate Suite and also as The Cozy Cowtown Cottage. So, to problems here; one you can't take a single family and make it into two units and then second you can't run an Airbnb.	5/6/2019
Zoning	800593	11509	11509		MADDIE		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - owners are renting house as an AIRBNB. owner is Thad 469-585-3539. he does not live at this property.	5/14/2019

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	800857	0	0		2715 FRAZIER		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The house continues to be an airbnb listed as funkytown fort worth flat, listed active today on airbnb for \$108.	5/15/2019
Zoning	800860	0	0		2615 FOREST PARK		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This house is an airbnb advertised as: private loft suite near tcu and hospital district. \$60 per night. This is not allowable in FW.	5/15/2019
Zoning	803167	0	0		2615 FOREST PARK		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The address is an airbnb which is not allowed in FW. Private loft suite near tcu and hospital district. If you look in the airbnb listing you will see the picture of the house.	5/29/2019
Zoning	803172	3836	3836		CALMONT		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This address is a single family home that has been converted into a duplex. You can't do that in FW. It was run as an airbnb and code compliance shut it down. It has been opened up again as an airbnb which is not allowed. Office of development needs to be involved to remedy the duplex, it was never permitted, it was never inspected. You cannot make duplexes out of single homes. It is active again on airbnb as: the garden gate suite. Also listed as: the cozy cowntown cottage.	5/29/2019
Zoning	805615	2625	2625		Calistoga		CE - Zoning: What is the violation? Illegal Land Use, Home Occupation - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - HOA President reporting that the property owner of this home lives in Brazil. He is renting out rooms to various people that are not family, advertising location on an Air B&B website & VRBO.com. Lots of young people here are causing problems - they had a large party with at least 100 people there recently & police had to be called. Owner told HOA that he is renting home to all family members.	5/31/2019
Zoning	805675	3145	3145		James		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - My son rented space in this house for the month of June via AirBnB. He witnessed drug use at the property. I looked into zoning and the property is in violation of the Fort Worth zoning ordinances. The property contains 3 bedrooms - one used by someone other than the owner, and two bedrooms with four beds each that are rented out to total of 8 renters. My son, not knowing of the zoning violation, paid for a bed for the entire month of June. The property is advertised as a "hostel." The property has one bathroom and one kitchen. The bedrooms are not independent living facilities and are therefore not within the definition of multifamily dwelling. Instead, this property falls within the definition of "boardinghouse" under Section 9.101 of the zoning ordinance. However, this property is zoned BU-RA-3 and does not permit boardinghouses. It does permit up to 8 multifamily dwellings, but as above, this property is not a multifamily dwelling. Even if a boardinghouse was allowed in this area, which it is not, Section 5.107A would require a certificate of occupancy, participation in the multi-family inspection program, and one bathroom for every 5 residents - and this property clearly fails those requirements. Not only does this zoning not allow a boardinghouse, but properties in Zoning BU-RA were specifically expressly excluded from qualification for "Short-Term Home Rental" under Section 4 of Ordinance No. 23110-02-2018. Yet, despite the publicity around that ordinance and its clear provisions, this property is still listed for rent as a hostel on AirBnB.	6/1/2019
Zoning	807130	0	0		WINDSOR FORREST		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/rooms/33521160?location=1636%20Milledge%20Road%2C%20Fort%20Worth%2C%20Texas%2076120%2C%20USA&amp;adults=0&amp;children=0&amp;infants=0&amp;guests=0&amp;toddlers=0&amp;source_impression_id=p3_1559967808_P3lwgz1UYxfUpF74#">https://www.airbnb.com/rooms/33521160?location=1636%20Milledge%20Road%2C%20Fort%20Worth%2C%20Texas%2076120%2C%20USA&amp;adults=0&amp;children=0&amp;infants=0&amp;guests=0&amp;toddlers=0&amp;source_impression_id=p3_1559967808_P3lwgz1UYxfUpF74#</a> This house is renting out on AirbnB. The neighborhood we live in is not zoned for this. The house is on Windsor Forrest.	6/7/2019

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Zoning	807438	1636	1636		MILLEDGE		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - House is being rented out as a short term rental. There were renters Saturday night and Sunday night. There are different renters tonight. I can't find the rental listing online though	6/10/2019
Multi-Family	808507	0	0		2500 WABASH (FIRST BUILDING FACING		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 04/01/2019 12:00:00 AM - What is the issue? Air B&B has been renting out unit to multiple tenants. Several very loud parties late night coming out of this unit. There are multiple cars parked down Parkhill near Wabash and it is all a disturbance to the neighbors. Most of our homes on Wabash are single family with children as well as Shirley Ave. We don't appreciate the noise or traffic as this is a nice family neighborhood area. Not an area for short term housing or VRBO. Please enforce long term renting. Too close to hotels near University to allow VRBO/Air B&B activity. - Where is the issue located? Within an Occupied Unit, Within a Vacant Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Please contact owner. Is Air B&B approved in this area? Other than this building, all else is zoned for SINGLE FAMILY housing.	6/16/2019
Zoning	808569	3617	3617		Harley		this property is renting out short term to people who stay 2-3 days then leave. Citizen states this property gets all kind of out of state vehicles coming in and out all the time. They said they know there have been ordinance changes on short term rentals but feel these people are not in ordinance.	6/17/2019
Zoning	811587	3836	3836		Calmont		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This property was illegally changed from a single family to a duplex and is listed and used as two airbnb units. Please contact me.	7/3/2019
Zoning	812838	4012			Emery		Property used as a short term rental	7/10/2019
Zoning	812846	4829	4829		Grinstein		Short term rental reported at property	7/10/2019
Zoning	812855	5112			Keating		Short term rental reported which is occurring at this property.	7/10/2019
Zoning	813050	1920	1920		Diamond Lake		Short term rental	7/11/2019
Zoning	817441	2520	2520		Earl		Citizen complaint about AIRBNB	8/8/2019
Zoning	817658	4713	4713		DEXTER		CE - Zoning: What is the violation? Fence Height, Short Term House Rental - Where is the violation located? Side Yard, Rear Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - caller is reporting the owner has a pool without a fence / and short term rental	8/9/2019
Zoning	818192	0	0		2540 ROGERS		CE - Zoning: What is the violation? Illegal Land Use, TCU Overlay, Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - No AirBnB rentals allowed in A-5. This house hosts an occupancy of TEN. and under 30 day rentals. Also, they claim to live in London, so they aren't even here. This is the TCU overlay and occupancy is 3. Unacceptable.	8/13/2019
Zoning	818665	2450	2450		OAK HILL		CE - Zoning: What is the violation? Illegal Land Use, Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - There is a tenant who is renting out over 10 apartments on AirBnB. He is also claiming he is a doctor and his services come with the rental. He is handing out private gate and property access codes to his renters. According to his AirBnB reviews, his name is Aman and he moved here from India with his family. This site won't let me upload the listings, but they are there.	8/15/2019
Zoning	820075	10033	10033		CHRYSLIS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Rented as air B and B with loud disruptive parties and trash littering neighborhood. Link to air B and B rental <a href="https://www.airbnb.com/rooms/31519502?adults=1&amp;s=42&amp;ref_device_id=a76a13363b39cedee7487717bdeec79b0473952e&amp;user_id=365314298_branch_match_id=693991821505002085">https://www.airbnb.com/rooms/31519502?adults=1&amp;s=42&amp;ref_device_id=a76a13363b39cedee7487717bdeec79b0473952e&amp;user_id=365314298_branch_match_id=693991821505002085</a>	8/24/2019



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	820458	2450	2450		Oak Hill		CE - Zoning: What is the violation? Illegal Land Use,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - There are multiple AirBnB listings for this complex, all owned by the same person. He claims to be a cardiologist and offers doctor services with his rentals. He rents apartments for str at \$500 and up a NIGHT. TAA leases do not allow this. Also, he gives out private gate codes and clubhouse codes to strangers. There are at least 10 of these units, run by the same person. I have contacted the Busboom corporate office about this and have received no answer. I think management is well aware and condones this. I would be very angry if I was a resident here and knew someone was handing out private codes. Security and safety right out the window. I tried to upload the ads, but this website won't let me. These are at The Club at Stonegate apartments.	8/28/2019
Zoning	820942	10033	10033		CHRYSLIS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/rooms/31519502?adults=1&amp;ref_device_id=a76a13363b39cedee7487717bdeec79b0473952e&amp;user_id=36531429&amp;_branch_match_id=694008316946803031&amp;source_impression_id=p3_1567211460_N5BuWHcv%2Bh5HJ5JC">https://www.airbnb.com/rooms/31519502?adults=1&amp;ref_device_id=a76a13363b39cedee7487717bdeec79b0473952e&amp;user_id=36531429&amp;_branch_match_id=694008316946803031&amp;source_impression_id=p3_1567211460_N5BuWHcv%2Bh5HJ5JC</a> Parties have been bothering neighbors and inviting unwanted activities and behaviors into the neighborhood.	8/30/2019
Zoning	820993	3936	3936		Linden		CE - Zoning: What is the violation? Illegal Land Use,Short Term House Rental, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Accessory dwelling in back yard being used for AirBnB with under 30 days rentals. People have to go in between houses to check themselves in. Very unnerving.	9/1/2019
Zoning	821511	0	0		2516 ROGERS		CE - Zoning: What is the violation? TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This property is being run as an AirBnB in the TCU overlay. Occupancy exceeds code.	9/5/2019
Zoning	821514	2612	2612		HIGHVIEW		CE - Zoning: What is the violation? Illegal Land Use,TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This property is being used as an AirBnB in the TCU overlay with occupancy that's way too high.	9/5/2019
Zoning	821515	2628	2628		HIGHVIEW		CE - Zoning: What is the violation? Illegal Land Use,TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - One of the three STR's on this street. AirBnB rental with high occupancy. Tcu overlay.	9/5/2019
Zoning	821516	2508	2508		HIGHVIEW		CE - Zoning: What is the violation? Illegal Land Use,TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Property being run as an AirBnB in the TCU overlay. With the games in effect, this is becoming a problem. Under 30 day rentals and occupancies too high.	9/5/2019
Zoning	821517	0	0		2546 ROGERS		CE - Zoning: What is the violation? Illegal Land Use,TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - TCU in full swing and this is an AirBnB, renting under 30 in the overlay. Also occupancy is too high.	9/5/2019
Zoning	821519	0	0		2516 WABASH		CE - Zoning: What is the violation? Illegal Land Use,TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Another AirBnB listing for under 30 and high occupancy in the overlay.	9/5/2019
Zoning	822518	5424	5424		El Dorado		Citizen called me to complain about possible Airbnb at this property	9/11/2019

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	822809	504	504		Candlewood		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Short Term Rental -- 504 Candlewood Road, Fort Worth, TX 76103. The owners of this property, Anthony Pham and Susanna Tran, turned this house into a vacation rental last year. After being visited by Code Enforcement, they started renting it for 30 days at a time. They then had a tenant who stayed there for six months. On August 21, a new renter moved into the house, and they appear to have left on Sunday, 8 September. Their vehicle has not returned to the home in 3 days; however, Anthony Pham's vehicle was at the house in the interim. The next door neighbors, Rozanna and Michael Francis, monitor the traffic at this house. They do not know whether the renter has gone on a side trip and will return, or whether they have terminated their rental. We have had many problems with these rental owners.	9/13/2019
Zoning	823026	5317	5317		LILY		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This house has at least two rooms for rent posted on air bnb. There have been multiple cars parked in the streets, at times three cars in the driveway that end up blocking the sidewalk/walkway. I have always thought maybe someone was having a party but now I notice that it's different cars and multiple occasions. I'm concerned because not only does it increase traffic in this small area, we do not know who these renters are. I am also concerned that this will eventually lead to this becoming a party house rental. Please help.	9/14/2019
Zoning	823352	3827			Tarrant Main		Airbnb at this property. ANS	9/17/2019
Zoning	824098	3401	3401		Caprock Ranch		Short Term Rental	9/21/2019
Zoning	824736	2209	2209		CHELSEA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - AirBnB - different people every weekend for at least 3 months. address is listen on their website.	9/25/2019
Zoning	824930	0	0		2009 CHELSEA		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Air bnb listed "Barbara's place" states active since Sept 2016	9/26/2019
Zoning	825389	3934	3934		BIRCHMAN		was created in order to stop the continued use of 3934 Birchman Ave in Arlington Heights from being used as a short term rental. It was noted today (9/28/19) that four large trucks were parked on the street outside of this house and were still there throughout the end of the day. It can be seen that this property is still listed on Airbnb and does not require a minimum stay of 30 days (they only require a 3 night minimum).I would request that action be taken against this property as this is in direct violation of the city compliance code and the owner of this property has already been provided a written notice to discontinue the short term rental. Link to Airbnb page below. <a href="https://www.airbnb.com/rooms/15589970?adults=1&amp;source_impression_id=p3_1569723179_47ZUA8CWR5XBr7Nu&amp;check_in=2019-09-30&amp;guests=1&amp;check_out=2019-10-03">https://www.airbnb.com/rooms/15589970?adults=1&amp;source_impression_id=p3_1569723179_47ZUA8CWR5XBr7Nu&amp;check_in=2019-09-30&amp;guests=1&amp;check_out=2019-10-03</a> - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - Work order #19-00067311 was created in order to stop the continued use of 3934 Birchman Ave in Arlington Heights from being used as a short term rental. It was noted today (9/28/19) that four large trucks were parked on the street outside of this house and were still there throughout the end of the day. It can be seen that this property is still listed on Airbnb and does not require a minimum stay of 30 days (they only require a 3 night minimum). I would request that action be taken against this property as this is in direct violation of the city compliance code and the owner of this property has already been provided a written notice to discontinue the short term rental. Link to Airbnb page below. <a href="https://www.airbnb.com/rooms/15589970?adults=1&amp;source_impression_id=p3_1569723179_47ZUA8CWR5XBr7Nu&amp;check_in=2019-09-30&amp;guests=1&amp;check_out=2019-10-03">https://www.airbnb.com/rooms/15589970?adults=1&amp;source_impression_id=p3_1569723179_47ZUA8CWR5XBr7Nu&amp;check_in=2019-09-30&amp;guests=1&amp;check_out=2019-10-03</a>	9/30/2019
Zoning	828453	2625	2625		FLOWING SPRINGS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Neighbor reporting this address is being rented out as Airbnb.com -- Aisha has the ad from the website and pictures of house	10/24/2019

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	828589	2625	2625		FLOWING SPRINGS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard, Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - I called on 10/24/19 to report a neighbor who is renting out their home on airbnb. I was told I'd be able to email photos, but I don't see the option so I am including a link to the listing. The home in the listing is 2625 Flowing Springs Drive zip 76177. <a href="https://www.airbnb.com/rooms/20656573?location=Texas%20Motor%20Speedway%2C%20Fort%20Worth%2C%20TX&amp;check_in=2019-10-30&amp;check_out=2019-11-04&amp;source_impression_id=p3_1571921801_hkmYHh0YoITBcyMu">https://www.airbnb.com/rooms/20656573?location=Texas%20Motor%20Speedway%2C%20Fort%20Worth%2C%20TX&amp;check_in=2019-10-30&amp;check_out=2019-11-04&amp;source_impression_id=p3_1571921801_hkmYHh0YoITBcyMu</a>	10/25/2019
Zoning	829750	3032	3032		WILLING		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - There are frequently new cars out front every few days and the same cars never return. I've also witnessed new people constantly coming and going, never the same people I suspect this is an airbnb or short term rental of some sort.	10/27/2019
Zoning	830406	6321	6321		WALLINGFORD		CE - Other Similar Zoning Activities: What is occurring on the property? Stan Powell 817 292 2829 complainant believes that there is an airbnb being run from this address - requesting that code officer be sent out to investigate - there were 9 vehicles there last night - What type of property? Residence - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	11/2/2019
Zoning	831261	1820	1820		Clover		citizen complaint air bnb	11/11/2019
Vehicle	831951	4840	4840		Stetson	S	CE - Vehicle : What is the violation? Junk Motor Vehicle - Where is the vehicle parked? Front Yard - How long has the violation existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.19.4.3028;os=iOS;os_ver=13.2.2;model=iOS (iPad7,5);model_id=iPad7,5;device_id=5dc315c5e896c879f1915e16;registered=11/06/2019 01:49:41 PM - Many cars park near the entrance to Coventry Hills off N Tarrant Parkway on Stetson Drive. Cars park on both sides of the street in the curve. This is perilous for those trying to enter and leave or people walking. They block driveways and park in the wrong direction. Weekends are especially bad. This happens throughout the community daily. There have been rumors that one house in the curve at the intersection with Eagle Trace is a short term rental. There are often numerous vehicles parked in front and often close to the stop sign. This picture taken 15 minutes ago shows two cars parked in the wrong direction and one car blocking the driveway sidewalk. You can't see the vehicles in front of the white truck too close to the Eagle Trace intersection. They're not junk vehicles but I didn't see a selection to pick.	11/16/2019
Zoning	832640	6605	6605		Dakar		Possible short term rental violation	11/22/2019
Zoning	832786	5775	5775		GLENEAGLES		CE - Zoning: What is the violation? Home Occupation, Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? Yes - Bedrooms are being advertised on air bnb as short term rentals. Two bedrooms upstairs being rented by 2 different guests. One from out of state. One guests pays direct rental income to owner. Therefore making the house a business. Operating a Violation of zone 5 & HOA	11/25/2019
Substandard Bui	832864	3836	3836		CALMONT		CE - Substandard Building : What is the issue? The continues to be an airbnb unit. It is listed on airbnb as The Garden Gate Suite. I have reported this 3 times now. Where is the enforcement???? - Is the structure a collapse hazard? No - Is the structure occupied? Yes - What type of structure is it? Accessory Structure (Detached Garage, Shed) - How long has the violation existed? 6 Months - 1 Year - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No	11/25/2019
Zoning	832864	3836	3836		CALMONT		CE - Substandard Building : What is the issue? The continues to be an airbnb unit. It is listed on airbnb as The Garden Gate Suite. I have reported this 3 times now. Where is the enforcement???? - Is the structure a collapse hazard? No - Is the structure occupied? Yes - What type of structure is it? Accessory Structure (Detached Garage, Shed) - How long has the violation existed? 6 Months - 1 Year - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No	11/25/2019

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Zoning	832917	1201	1201		Hawthorne		CE - Home Occupation: What type of business? fred rogers 817-926-9033 (complainant)reporting that this house is now an Air BNB - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - fred rogers 817-926-9033 (complainant) reporting that this house is now an Air BNB	11/25/2019
Zoning	833041	1412	1412	S	LAKE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Link to the AirBnB listing site. <a href="https://www.airbnb.com/rooms/26668402?adults=4&amp;check_in=2020-01-10&amp;check_out=2020-01-12&amp;source_impression_id=p3_1574821754_54vVbTdEh%2BG%2BVdn%2B&amp;guests=1&amp;cancellation_policy_id=51">https://www.airbnb.com/rooms/26668402?adults=4&amp;check_in=2020-01-10&amp;check_out=2020-01-12&amp;source_impression_id=p3_1574821754_54vVbTdEh%2BG%2BVdn%2B&amp;guests=1&amp;cancellation_policy_id=51</a>	11/26/2019
Zoning	833410	1201	1201		Hawthorne		Complaint airbnb	12/3/2019
Solid Waste Violation	833998	12920	12920		Conifer		CE - Solid Waste Violations: What is the violation? Carts Stored in View (Front Yard), - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Was reported before, The following week the cleaning lady removed to side of house on a Monday. The week after that, my husband removed from street to side of house. They are using the house as an Air BNB (my opinion), different house and people every week end, come on a Thursday or Friday and leave on a Sunday or Monday. If I report to HOA they might lose their house (HOA's are not nice). Now my neighbor at 12921 Conifer Ln., puts their cans in front of garage until Sat, Sun or Monday am. One person's breaking the rules means others can follow suit.	12/9/2019
Zoning	835803	3817	3817		Dexter		Citizen complaint via phone, airBnB/SW	12/24/2019
Solid Waste Violation	835803	3817	3817		Dexter		Citizen complaint via phone, airBnB/SW	12/24/2019
Zoning	837310	1404	1404		PEPPERIDGE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Home is being rented out on AirBNB. Here is a link to the listing: <a href="https://www.airbnb.com/rooms/19366344?adults=2&amp;check_in=2020-01-17&amp;check_out=2020-01-19&amp;source_impression_id=p3_1578409350_ZCPhCVnbPOehpz7L">https://www.airbnb.com/rooms/19366344?adults=2&amp;check_in=2020-01-17&amp;check_out=2020-01-19&amp;source_impression_id=p3_1578409350_ZCPhCVnbPOehpz7L</a>	1/7/2020
Zoning	837401	5009	5009		BOULDER LAKE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - 5009 Boulder Lake Road listed on Air B&B for short term rental in residential neighborhood. Owners, Anthony Pham and Suzana Tran, have another home on Candlewood that they have had to stop renting due to code. They know better. <a href="https://www.airbnb.com/rooms/40919862?location=Fort%20Worth%2C%20TX%2076103%2C%20USA&amp;adults=1&amp;source_impression_id=p3_1578495257_OWonxrMwY1vEknip">https://www.airbnb.com/rooms/40919862?location=Fort%20Worth%2C%20TX%2076103%2C%20USA&amp;adults=1&amp;source_impression_id=p3_1578495257_OWonxrMwY1vEknip</a>	1/8/2020
Zoning	837497	2625	2625		Flowing Springs		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Do you want to be a witness? No - Is this an inquiry? No - I contacted Code Compliance about this back in October and I believe a notice was sent to the homeowner, however, they are still advertising their home on AirbnB. This is a violation of our neighborhood's HOA rules, as well as city rules. Here is the ad	1/8/2020
Zoning	838350	5424	5424		Odom		AirBnB Citizen complaint (walk-up)	1/15/2020
Zoning	840019	2901	2901		Park Hill		short term home rental, airBnB. citizen initiated via email	1/21/2020
Zoning	840590	1415	1415		BLUEBONNET		CE - Zoning: What is the violation? Illegal Land Use, Short Term House Rental, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The neighbors have a structure in their back yard that looks to be about 500 square feet. I'm not sure if it's being used as an airbnb but that's what it looks like. I did an online search and it doesn't appear that there's a permit for it. It's directly under the main power lines for the neighborhood, which I think violates Oncor's access/easement. I'm just concerned it's an illegal structure and should be checked out by the city.	1/23/2020
Zoning	840777	0	0		8236 WINDSOR FOREST LANE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - I have pictures from AirbnB website I can send by email. I could. It upload them to the website from my phone	1/25/2020

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Substandard Bui	840822	3836	3836		CALMONT		CE - Substandard Building : What is the issue? This single family house is a two unit airbnb. It is listed as the garden gate suite and also as the cozy cowtown cottage. This is Not Allowed. I have reported this before. WHERE is the enforcement!!!!!! Please contact me. - Is the structure a collapse hazard? No - Is the structure occupied? Yes - What type of structure is it? Primary Structure (Main House) - How long has the violation existed? 6 Months - 1 Year - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - If you need to "prove" this, go onto airbnb website, look at the listings near this address and see the unusual front door pictured. How about knock on the door and ask them if they live there?????	1/26/2020
Zoning	840822	3836	3836		CALMONT		CE - Substandard Building : What is the issue? This single family house is a two unit airbnb. It is listed as the garden gate suite and also as the cozy cowtown cottage. This is Not Allowed. I have reported this before. WHERE is the enforcement!!!!!! Please contact me. - Is the structure a collapse hazard? No - Is the structure occupied? Yes - What type of structure is it? Primary Structure (Main House) - How long has the violation existed? 6 Months - 1 Year - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - If you need to "prove" this, go onto airbnb website, look at the listings near this address and see the unusual front door pictured. How about knock on the door and ask them if they live there?????	1/26/2020
Zoning	840824	0	0		2715 FRAZIER		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This house has been an airbnb for over a year. I have reported before. It is advertised on airbnb as funkytown fort worth flat.	1/26/2020
Zoning	840875	8236	8236		Windsor Froest		Officer received a Air Bnb complaint at location.	1/27/2020
Zoning	840957	8817	8817		Random		CE - Zoning: What is the violation? Illegal Land Use,Short Term House Rental - Where is the violation located? Side Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.2.3096;os=iOS;os_ver=13.3;model=iPhone 7 Plus;model_id=iPhone9,2;device_id=5d7a96a0e896f1b357bf6dec;register ed=09/12/2019 03:04:00 PM - Homeowner is constructing an external staircase and platform on the right side of the home. It appears as though it might be intended for an outside entrance to the second floor, although there is no access at this time. If the intention is an apartment or VRBO, I worry about the added traffic and parking on the street.	1/27/2020
Property Mainte	841362	3836	3836		CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - I have made several reports that this single family house is operating as two Airbnb units. I don't understand why I have not been contacted. Please contact me about this problem house.	1/29/2020
Zoning	841362	3836	3836		CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - I have made several reports that this single family house is operating as two Airbnb units. I don't understand why I have not been contacted. Please contact me about this problem house.	1/29/2020
Zoning	843555	3709	3709		HARLEY		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The neighbor next to us barely takes care of his yard. Weeds have infiltrated our yard because of it. Rents it out on air bnb. Some of the short term tenants have been parking in the yard. Link to air bnb: <a href="https://www.airbnb.com/rooms/31860453?adults=1&amp;poi_place_id=7270720&amp;source_impression_id=p3_1581873428_Hwl%2Bq2aBx26OGH1k">https://www.airbnb.com/rooms/31860453?adults=1&amp;poi_place_id=7270720&amp;source_impression_id=p3_1581873428_Hwl%2Bq2aBx26OGH1k</a>	2/16/2020
Zoning	847775	3813	3813		Hamilton		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Inside Structure, - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - IN A SHORT TERM RENTAL, POSSIBLY AIR BNB, THERE IS ABOUT 10-20 PEOPLE STAYING THERE. VERY LOUD, DISRUPTIVE, PARKING IN OTHER PEOPLES DRIVEWAY.	3/18/2020

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	853287	3504	3504		YUCCA		CE - Home Occupation: What type of business? air bnb - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - air bnb / 6-8 months this has been going on / resident has been renting out home	4/13/2020
Solid Waste Viol	854744	0	0		3030 WILLING		CE - Solid Waste Violations: What is the violation? Carts Out Too Early, - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - I am pretty sure the are running an AIRBNB loud parties every weekend	4/20/2020
Zoning	855437	5732	5732		Wilkes		The property owner of this duplex is operating a Airbnb in both units.	4/23/2020
Zoning	855989	3501	3501		Yucca		I observed illegal land use(renting property under 30 days. Advertising on VRBO).	4/27/2020
Zoning	859195	5133	5133		Reed		I was made aware of a complaint that came in through Constable Campbell's office in reference to the private residence located at 5133 Reed St The explanation of the complaint was that several homeowners in the area were complaining that the residence at 5133 Reed was being used as rental house for the weekends, resulting in large parties, and that there was some kind of website advertising the rental. Short term rental violation.	5/6/2020
Zoning	863270	8729	8729		MUIR		CE - Zoning: What is the violation? Home Occupation,Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - air bnb house every week new short term rental	5/30/2020
Substandard Bui	867873	4665	4665		PARKMOUNT		CE - Substandard Building : What is the issue? This house is currently doing some type of short term rental, we have seen lots of different people coming in and out in the past few months. Noisy, late night activities - Is the structure a collapse hazard? No - Is the structure occupied? Yes - What type of structure is it? Primary Structure (Main House) - How long has the violation existed? Over 1 Year - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No	6/3/2020
Zoning	867873	4665	4665		PARKMOUNT		CE - Substandard Building : What is the issue? This house is currently doing some type of short term rental, we have seen lots of different people coming in and out in the past few months. Noisy, late night activities - Is the structure a collapse hazard? No - Is the structure occupied? Yes - What type of structure is it? Primary Structure (Main House) - How long has the violation existed? Over 1 Year - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No	6/3/2020
Zoning	868507	1404	1404		PEPPERIDGE		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 06/06/2020 12:00:00 AM - What is the issue? There was an air bnb party that got out of control and 2 people were shot. A vehicle that was parked behind my daughter's car jumped the curb and drove on the sidewalk and neighbor's front yard. I moved from Dallas so my children could grow up in a safe community. However air bnbs are not safe. This party could have been deadly. These people don't care who gets hurt because it's not their neighborhood. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? Yes - I moved from Dallas so my children could grow up in a safe community. However air bnbs are not safe.	6/7/2020
Multi-Family	868507	1404	1404		PEPPERIDGE		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 06/06/2020 12:00:00 AM - What is the issue? There was an air bnb party that got out of control and 2 people were shot. A vehicle that was parked behind my daughter's car jumped the curb and drove on the sidewalk and neighbor's front yard. I moved from Dallas so my children could grow up in a safe community. However air bnbs are not safe. This party could have been deadly. These people don't care who gets hurt because it's not their neighborhood. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? Yes - I moved from Dallas so my children could grow up in a safe community. However air bnbs are not safe.	6/7/2020
Zoning	869764	304	304	NW	14TH		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - I have witnessed over six completely different parties rent out this property for no more than two days since the 1st of June, thats not counting the vast majority of parties in the last six months , its obvious the property owner is running a short term rental motel , I will send a formal complaint everytime I see a new group arrive until you stop this guy thats renting this place out unlawfully	6/14/2020

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	869819	605	605		DARLINGTON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - I am with the board of Creekwood HOA and we received the following information from the neighbor of the short term rental: "My neighbor Steve Fleming is currently living in France and renting out his house for short term rentals such as VRBO or Air B&B. He has been doing this for several months and for the most part everything has been just fine. About 2 weeks ago the tenants had a loud heated cussing altercation with other guest of the house in the driveway and street. Those same tenants were using hard drugs in the house. I know this because I was taking care of Steves yard and the back porch was left a mess. I tried the back door to see if it was locked and it was not. There was parphenial on the kitchen table that they left. There are people currently renting the house with a lot of traffic coming and going. In the last 24 hours there have been 8 different cars coming and going that I've counted. Some of them the driver doesn't get out of or turn the car off. The passenger will go to the door and within 5 minutes they are leaving. I don't know what everyone is doing but it looks damn suspicious." I have added a screenshot of the short term rental as it appears online. I have also reported this activity to Officer Cryer, our NPO.	6/15/2020
Zoning	869874	5933	5933		Springtide		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Rear Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - short term rental rented out of parties and other venues bands with mikes playing til early morning hours.	6/15/2020
Zoning	871429	2824	2824		LIVINGSTON		CE - Zoning: What is the violation? Home Occupation,TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This property is located in a A-5 single home neighborhood. It is being listed in Air b n b. I wanted clarification if these short term rentals were allowed in A-5 single family. I have included a link listing the rental. There have been a large amount of persons and cars when it is rented. <a href="https://www.airbnb.com/rooms/38328383?&amp;s=67&amp;unique_share_id=a05cbaf0-c5d7-4ca7-8a58-9ab98c7a4bdf">https://www.airbnb.com/rooms/38328383?&amp;s=67&amp;unique_share_id=a05cbaf0-c5d7-4ca7-8a58-9ab98c7a4bdf</a>	6/24/2020
Zoning	871600	629	629		MUD LAKE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - The owner of the property at 629 Mud Lake Trail in Fort Worth is running an Air BNB out of their home. Per the city Ordinance, I thought this was prohibited. Is there anything that can be done regarding this?	6/25/2020
Zoning	874230	2540	2540		ROGERS		CE - Zoning: What is the violation? TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This house is registered as a tax deferral and homestead exemption. Owner in the TAD is not the person whom claims to be the owner. He says he's a dual-citizenship with England, so is rarely here. He rents under 30 days for an occupancy of 10 at almost \$500 a night. I've complained to AirBnB, to no avail. Multiple violations here. I couldn't link the listing to the files, so I'm pasting the link here. <a href="https://www.airbnb.com/rooms/29944521?location=Fort%20Worth%2C%20TX%2076109%2C%20USA&amp;source_impression_id=p3_1594044459_eB6bidPkmGBG%2Bwe9&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/29944521?location=Fort%20Worth%2C%20TX%2076109%2C%20USA&amp;source_impression_id=p3_1594044459_eB6bidPkmGBG%2Bwe9&amp;guests=1&amp;adults=1</a>	7/6/2020
Zoning	874739	8517	8517		Ranch Hand		Complainant states this resident is operating an Airbnb out of his garage.	7/8/2020
Zoning	877673	3705	3705		COLLINWOOD		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=13.6;model=iOS (iPhone10,4);model_id=iPhone10,4;device_id=5e27640ea4163396750f6120;registered=01/21/2020 03:50:22 PM - Air BNB - ongoing since house was sold last year. Usually rented to different tenants two or three times per week. Main house as well as back (unpermitted?) apartment.	7/22/2020
Zoning	877761	7362	7362		Hightower		Officer received a citizen complaint about an air bnb being run at location. Complainant stated that they have people there every weekend, partying and using the neighborhood trash cans.	7/22/2020

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	880211	12849	12849		DANVILLE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=android;app_ver=3.20.0;os=Android;os_ver=10;model=Android SM-N975U1;model_id=SM-N975U1;device_id=5d67c1d3e896f1b357bf13b6;registered=08/29/2019 08:15:15 AM - Property used as a short term rental	8/5/2020
Zoning	880270	0	0		12849 DANVILLE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - link to rental: <a href="http://www.airbnb.com/rooms/42693640">www.airbnb.com/rooms/42693640</a>	8/5/2020
Zoning	880272	12849	12849		DANVILLE		CE - Zoning: What is the violation? Home Occupation, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - I live in McPherson Ranch neighborhood and it was brought to my attention that this address is advertising for an airbnb. It states do not have interactions with neighbors due to your safety. This is not allowed in our neighborhood & bylaws. Thank you.	8/5/2020
Zoning	880274	0	0		12849 DANVILLE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - 12849 Danville is being used as a BNB AirBNB <a href="https://www.airbnb.com/rooms/42693640">https://www.airbnb.com/rooms/42693640</a>	8/5/2020
Zoning	880282	12849	12849		DANVILLE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=13.6;model=iOS (iPhone12,5);model_id=iPhone12,5;device_id=5f2b5a7be896d2360763ce84;registered=08/05/2020 09:18:51 PM - This home is located across the street from my home. They have each room in this house listed on Airbnb. The owners do not live here. They simply give people door codes. I do not feel safe with my children. Many people come and go regularly and our street looks like a parking lot.	8/5/2020
Property Mainte	880284	12849	12849		DANVILLE		CE - Property Maintenance : What is the violation? Open and Vacant Structure - Where is the violation located? Front Yard - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=13.4.1;model=iOS (iPhone11,8);model_id=iPhone11,8;device_id=5f2b5d40e896d2360763ceb0;registered=08/05/2020 09:30:40 PM - Code violation: the property is being used as an AirBnB. Each bedroom is being rented for \$30 a night!	8/5/2020
Property Mainte	880285	12849	12849		DANVILLE		CE - Property Maintenance : What is the violation? Open and Vacant Structure - Where is the violation located? Front Yard - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=13.5.1;model=iOS (iPhone11,8);model_id=iPhone11,8;device_id=5f2b3630e896d2360763cde6;registered=08/05/2020 06:44:00 PM - Violation - short term rental in residential neighborhood. This person is running an AirBNB in a residential neighborhood <a href="https://www.airbnb.com/rooms/42693640?source_impression_id=p3_1596683439_ccZoOF0gqsiLqdUb">https://www.airbnb.com/rooms/42693640?source_impression_id=p3_1596683439_ccZoOF0gqsiLqdUb</a> Since the City does not allow this type of arrangement, especially since the owners principal residence in Round Rock and there is no over-site by the property owner over to the property and who is coming and going, and what activities are taking place in the home.	8/5/2020
Zoning	880286	0	0		12849 DANVILLE		CE - Zoning: What is the violation? Home Occupation,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Using as an Airbnb in residential area	8/5/2020
Zoning	880437	12849	12849		DANVILLE		CE - Zoning: What type of request? Request for Follow-up - Which department is this related to? Neighborhood Services - What is the issue? Code violation - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=13.4.1;model=iOS (iPhone11,8);model_id=iPhone11,8;device_id=5f2b5d40e896d2360763ceb0;registered=08/05/2020 09:30:40 PM - The property is being used as an AirBnB! There is proof is thus on AirBnB!	8/6/2020



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	883321	3813	3813		LAFAYETTE		CE - Home Occupation: What type of business? air bnb being run out of this address - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - air bnb being run out of this address	8/25/2020
Zoning	884145	3540	3540		Plymouth		AirBnB	8/31/2020
Zoning	884305	5040	5040		Caraway		Possible short term rental.	8/31/2020
Zoning	884336	3540	3540		PLYMOUTH		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This neighbor rented their home out via VRBO and therefore a "rap group" related murder occurred on my street last night due to a conflict with a renter and said group. This is illegal and the homeowner should not be allowed to profit off of VRBO to the demise and safety of my neighborhood. I WOULD LIKE TO REMAIN ANONYMOUS. The individuals involved in this crime on my street are extremely dangerous. I want to simply prevent this from happening again.	8/31/2020
Zoning	884346	0	0		3540 PLYMOUTH DR		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - 3540 Plymouth is being illegally used as a short term rental through AirBnB. This has resulted in use by various tenants, without background checks, leading to a homicide committed on 8/30, due to a shooting within a residential neighborhood.	8/31/2020
Zoning	884572	3801	3801		BENT ELM		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - My name is Charles McCaslin. I own a property at 3525 Plymouth Avenue down the street from where a deadly shooting took place. A stray bullet penetrated my garage door. I am very disappointed that Cody Ryan Smith and Elizabeth (of 3801 Bent Elm Lane Fort Worth, TX 76109) were allowed to illegally operate an AirBNB. This is illegal under zoning ordinances. I am wondering what kind of action will be taken against the owners. Furthermore the Plymouth property is listed as their primary residence while they own a much more expensive home elsewhere. The residents of West Cliff should not have to fear crime resulting from an illegal revenue generating property	9/2/2020
Zoning	884729	0	0		3540 PLYMOUTH		CE - Zoning: What is the violation? Illegal Land Use,TCU Overlay,Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - There was a drive by shooting at this location on Sunday August 30, 2020 around 11:00 PM. Over 25 shots were fired, endangering the residents of the neighborhood. A lady at the residence was shot and died later at the hospital. The Star Telegram has an article about the shooting. I live 2 blocks from this ILLEGAL short term rental and wish for it to be investigated as it has posed a very dangerous threat to our neighborhood.	9/2/2020
Zoning	885015	3829	3829		Vernon		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Here is the AirBnB Link. <a href="https://www.airbnb.com/rooms/19979720?source_impression_id=p3_1599001808_ulMwR7zj7yBKkDGm&amp;fbclid=IwAR0J0OU1Kgwmfp75X1R6_zlw_v_Jx-PIRqaBXIWvEpBLRXiLO3Xxxathym0">https://www.airbnb.com/rooms/19979720?source_impression_id=p3_1599001808_ulMwR7zj7yBKkDGm&amp;fbclid=IwAR0J0OU1Kgwmfp75X1R6_zlw_v_Jx-PIRqaBXIWvEpBLRXiLO3Xxxathym0</a>	9/3/2020
Zoning	887800	1208	1208		PHEASANT RUN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The house is being rented as an AIRBNB type rental for weekends and short term vacancies. The owner occupies the house on occasion. I'm not sure the owner is aware this type of rental is illegal.	9/21/2020

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	891149	5504	5504		PERSHING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=13.7;model=iPhone 7;model_id=iPhone9,3;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - Short term rentals (i.e. those under 30 days) in this neighborhood are illegal according to local municipality law. The current tenants checked in today, October 3rd and the listing is available, according to lease agent, for rental October 22-23rd. This equates to less than a 30 day stay for the current tenants.	10/4/2020
Property Mainte	891415	2021	2021		Laughlin		Possible short term rental property / A/C unit in front of property.	10/6/2020
Zoning	891415	2021	2021		Laughlin		Possible short term rental property / A/C unit in front of property.	10/6/2020
Substandard Bui	891613	0	0		108013 BRAEMOOR DR		CE - Substandard Building : What is the issue? Issues are 8 people constantly coming in and out of the house . Being used as an air bnb multiple issues with clients of there's needs to be shut down . Silver cadillac expired registration from 2018 parked there after 2pm everyday ect - Is the structure a collapse hazard? No - Is the structure occupied? Yes - What type of structure is it? Primary Structure (Main House) - How long has the violation existed? 1 Month - 6 Months - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No	10/7/2020
Zoning	892234	5909	5909		Wimbleton		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - listing room on AirBnB	10/10/2020
Zoning	892337	1208	1208		PHEASANT RUN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Being used as AIRBNB rental	10/12/2020
Zoning	893142	3829			Vernon		Complaint about a Airbnb	10/16/2020
Zoning	893143	3829	3829		Vernon		Possible short term rental on property.	10/16/2020
Zoning	893155	3829	3829		Vernon		Short Term Rental	10/16/2020
Zoning	893348	629	629		MUD LAKE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - I received a complaint about an AirBnB being run illegally at 629 Mud Lake Trail, 76120. The comp is Sheryl at 972-697-8383.	10/19/2020
Zoning	893627	5834	5834		MELANIE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - anonymous caller states this property is being used as an Airbnb. sees new people almost every week	10/20/2020
Zoning	893657	9636	9636		Barksdale		Possible short term rental property.	10/21/2020
Zoning	893658	9728	9728		Sinclair		Possible short term rental at this property location.	10/21/2020
Zoning	893903	4909	4909		Jamesway		4909 Jamesway Zoning violation: short term rental in Zoned D. Renting the 2 bottom units 101 A and 103 B out on short term. Officer L Whisenant	10/22/2020
Zoning	896478	1391	1391		LOCKHEED		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=14.1;model=iPhone 7;model_id=iPhone9,3;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - Short term rentals (i.e those less than 30 days or two or more tenants in less than a 30 day period) in this neighborhood are illegal according to local municipality law. The previous tenant moved out, having spent far less than 30 days in the property and a new tenant moved in over the weekend.	11/3/2020
Zoning	896481	5504	5504		Pershing		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.6.3157;os=iOS;os_ver=14.1;model=iPhone 7;model_id=iPhone9,3;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - Short term rentals (i.e. those under 30 days or two or more tenant in less than a 30 day period) in this neighborhood are illegal according to local municipality law. The previous tenant moved out, having spent far less than 30 days in the property and a new tenant has moved in over the past weekend.	11/3/2020

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	896572	0	0		1800 MCPHERSON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The bldg NW of the McPherson and Stanley intersection is operating as a short-term rental. The entrance is visible if you continue north on Stanley. Here is the airbnb link: <a href="https://www.airbnb.com/rooms/34277462?adults=2&amp;source_impression_id=p3_1604442597_YGpH7XDUYrw5Aric&amp;guests=1">https://www.airbnb.com/rooms/34277462?adults=2&amp;source_impression_id=p3_1604442597_YGpH7XDUYrw5Aric&amp;guests=1</a> . I do not know how long this has been operating as a STR. I may not have the correct address.	11/3/2020
Zoning	896573	0	0		2704 STANLEY		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The house is being operated as a short term rental. Here is the airbnb link: <a href="https://www.airbnb.com/rooms/43006798?adults=1&amp;source_impression_id=p3_1604442870_l2kgInTotQZNIQS&amp;guests=1">https://www.airbnb.com/rooms/43006798?adults=1&amp;source_impression_id=p3_1604442870_l2kgInTotQZNIQS&amp;guests=1</a> . I do not know how long this has been operating as a STR.	11/3/2020
Zoning	896574	0	0		2700 STANLEY		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - I may not have the correct address; the building does not have an address on it. The house is SW of the Stanley and McPherson intersection. Here is the airbnb link: <a href="https://www.airbnb.com/rooms/35230714?adults=2&amp;source_impression_id=p3_1604442738_jlTdetFNIGHOCCKL&amp;guests=1">https://www.airbnb.com/rooms/35230714?adults=2&amp;source_impression_id=p3_1604442738_jlTdetFNIGHOCCKL&amp;guests=1</a> . I do not know how long this has been operating as a STR.	11/3/2020
Zoning	896575	2800	2800		FOREST PARK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The building has two units and is being operated as a short term rental. There is an airbnb link for each unit: <a href="https://www.airbnb.com/rooms/33618975?adults=1&amp;source_impression_id=p3_1604443258_xi0PZiaJD2KRUV6S&amp;guests=1">https://www.airbnb.com/rooms/33618975?adults=1&amp;source_impression_id=p3_1604443258_xi0PZiaJD2KRUV6S&amp;guests=1</a> and <a href="https://www.airbnb.com/rooms/34752637?adults=1&amp;source_impression_id=p3_1604443652_PzpXSA%2FfEnkuruK2&amp;guests=1">https://www.airbnb.com/rooms/34752637?adults=1&amp;source_impression_id=p3_1604443652_PzpXSA%2FfEnkuruK2&amp;guests=1</a> . I do not know how long this has been operating as a STR.	11/3/2020
Zoning	896700	2704	2704		Stanley		Address: 0000 2704 STANLEY Status: Awaiting Inspection Submitted By: Horky, Anita (Private Citizen) (CSR Import) Phone: 817-480-4138 Email: <a href="mailto:alhorky@yahoo.com">alhorky@yahoo.com</a> Comments: CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The house is being operated as a short term rental. Here is the airbnb link: <a href="https://www.airbnb.com/rooms/43006798?adults=1&amp;source_impression_id=p3_1604442870_l2kgInTotQZNIQS&amp;guests=1">https://www.airbnb.com/rooms/43006798?adults=1&amp;source_impression_id=p3_1604442870_l2kgInTotQZNIQS&amp;guests=1</a> . I do not know how long this has been operating as a STR. Last Updated: Nov 3 2020 5:42PM (1 days ago) Entered By: Automated System Entered Date: 11/3/2020 5:42:00 PM	11/4/2020
Zoning	896711	2700	2700		Stanley		Address: 0000 2700 STANLEY Status: Awaiting Inspection Submitted By: Horky, Anita (Private Citizen) (CSR Import) Phone: 817-480-4138 Email: <a href="mailto:alhorky@yahoo.com">alhorky@yahoo.com</a> Comments: CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - I may not have the correct address; the building does not have an address on it. The house is SW of the Stanley and McPherson intersection. Here is the airbnb link: <a href="https://www.airbnb.com/rooms/35230714?adults=2&amp;source_impression_id=p3_1604442738_jlTdetFNIGHOCCKL&amp;guests=1">https://www.airbnb.com/rooms/35230714?adults=2&amp;source_impression_id=p3_1604442738_jlTdetFNIGHOCCKL&amp;guests=1</a> . I do not know how long this has been operating as a STR. Last Updated: Nov 3 2020 5:44PM (1 days ago) Entered By: Automated System Entered Date: 11/3/2020 5:44:00 PM	11/4/2020

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	896887	1800	1800		Mcperson		Address: 0000 1800 MCPHERSON Status: Awaiting Inspection Submitted By: Horky, Anita (Private Citizen) (CSR Import) Phone: 817-480-4138 Email: alhorky@yahoo.com Comments: CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The bldg NW of the McPherson and Stanley intersection is operating as a short-term rental. The entrance is visible if you continue north on Stanley. Here is the airbnb link: <a href="https://www.airbnb.com/rooms/34277462?adults=2&amp;source_impression_id=p3_1604442597_YGpH7XDUYrw5AriC&amp;guests=1">https://www.airbnb.com/rooms/34277462?adults=2&amp;source_impression_id=p3_1604442597_YGpH7XDUYrw5AriC&amp;guests=1</a> . I do not know how long this has been operating as a STR. I may not have the correct address. Last Updated: Nov 3 2020 5:36PM (2 days ago) Entered By: Automated System Entered Date: 11/3/2020 5:36:00 PM	11/5/2020
Zoning	897251	8811	8811		ROYAL		CE - Other Similar Zoning Activities: What is occurring on the property? Residence is being used as an Air BnB - this weekend the renters had a huge party, 40+ vehicles all over the street, loud music, etc. Caller wants to ensure the property owner is doing what they're supposed to in order to run an Air BnB in the city. She tried calling PD for loud noise, no one showed, she'll be making complaint with PD today also. Citizen wants a follow up call ASAP. - What type of property? Residence - Where located on property? Easement - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	11/9/2020
Multi-Family	897458	4725	4725		WELLESLEY		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 11/10/2020 12:00:00 AM - What is the issue? tenant reports manager is using unit #109 as an Air BnB - there's also a rat infestation on property - Where is the issue located? Within an Occupied Unit - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Is this an inquiry? No	11/10/2020
Zoning	897602	1728	1728		CEDAR TREE		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - The home owner is using the home for air bnb	11/11/2020
Zoning	898921	8304	8304		SUMMER PARK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Homeowner is running an airbnb of short term room rentals out of home...in a residential area zoned for single families.	11/22/2020
Vehicle	901340	3717	3717		Harley		CE - Vehicle : What is the violation? Oversized Commercial Vehicle, - Where is the vehicle parked? Front Yard, - How long has the violation existed? 3-7 Days, - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - AIR BNB TENANT APPEARS TO BE IN TOWN FOR RODEO HAS LARGE TRAILER PARKED IN FRONT OF HOUSE. MAKING DIFFICULT TO GET OUT OF DRIVEWAY AND DRIVE DOWN THE STREET. IT WAS DROPPED OFF LAST THURSDAY AND HAS NOT MOVED SINCE THAT TIME.	12/7/2020
Zoning	901509	2712	2712		Wingate		Air BnB complaint at apartment complex	12/8/2020
Multi-Family	901509	2712	2712		Wingate		Air BnB complaint at apartment complex	12/8/2020
Zoning	902446	1208	1208		PHEASANT RUN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - house is listed in VRBO as pineapple house <a href="https://t.vrbo.io/LjQot5FKdcb">https://t.vrbo.io/LjQot5FKdcb</a>	12/15/2020
Zoning	903241	1619	1619		College		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This is a single family home where the home owner is renting to multiple short term tenants at the same time with high turn over (like a boarding house/bed sit). House is listed on Airbnb for individual room rentals. House also has a large commercial trailer parked in the street going on 2 weeks without being moved	12/22/2020
Zoning	903402	5508	5508		PERSHING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.3;model=iPhone7;model_id=iPhone9,3;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - 5504 Pershing Avenue will not pull up on this app. New tenants are at the Short term rental at 5504 Pershing Avenue on 12/24/20.	12/24/2020

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	904509	1208	1208		PHEASANT RUN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This house was sold early this year and has been used as an Air BNB for the past 4 to 6 months.	12/28/2020
Zoning	904593	5508	5508		PERSHING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.2;model=iPhone7;model_id=iPhone9,1;device_id=5f7a916ee896d2360764516f;registered=10/04/2020 11:22:22 PM - Third tenant in two weeks at Airbnb. Staying for two days according to the tenant	12/28/2020
Zoning	904599	5508	5508		PERSHING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.3;model=iPhone7;model_id=iPhone9,3;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - Third tenant in less than 2 weeks at Airbnb. Tenants specifically told me they arrived today and will stay a couple of days. 12/28/2020.	12/28/2020
Zoning	904633	9117	9117		FARMER		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - We lived here for 15 years. House just sold in October. After 15+ years neighbors. Already had several guest. House is staged like a rental and listed on airbnb. Different people coming in a family neighborhood all the time.	12/28/2020
Zoning	905081	3504	3504		Yucca		I observed illegal land use (short term rental) of home zoned residential.	1/4/2021
Zoning	905631	5504	5504		PERSHING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.3;model=iPhone7;model_id=iPhone9,3;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - New tenants moved into short term rental on the afternoon of 1/7/21.	1/7/2021
Zoning	905688	3225	3225		Merida		Received citizen complaint through council. Complaint of single family property used as a duplex, and possible Airbnb.	1/8/2021
Zoning	905711	3233	3233		Merida		Citizen complaint received through council. Complaint the single family property is being used as multifamily, and is on Airbnb.	1/8/2021
Zoning	906637	1619	1619		College		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - 3 bed, 1 bathroom house now has 3 short term tenants plus the owner occupier. House is listed on Airbnb	1/19/2021
Vehicle	906674	8117	8117		Cahoba		CE - Vehicle : What is the violation? RV length > 26 feet, but < 40 feet, - Where is the vehicle parked? Front Yard, - How long has the violation existed? 3-7 Days, - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This home is well known for Airbnb short term rentals/parties and not following code compliance rules. they have purchased a large RV trailer and now have it parked on the driveway forcing them to park extra cars on the lawn. This home also has a inground pool not secured with a closed fence or gate, pool is completely open to the lake and both neighbors along with the OPEN gate in the front yard. Code compliance has been called many times on this home in the past.	1/19/2021
Zoning	906827	4141	4141		SANGUINET		CE - Zoning: What is the violation? Illegal Land Use, Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - House is operated as an Airbnb https://www.airbnb.ca/rooms/41340485?adults=2&check_in=2021-02-26&check_out=2021-03-02&s=42&unique_share_id=63BA89BA-1C2A-4515-89AA-0B72FD857141&_branch_match_id=878869477063055391&source_impression_id=p3_1610777041_WQe3CTaJ72QICUWs	1/20/2021
Zoning	907021	3724	3724		El Campo		Citizen complaint via phone call. New short term rental tenant.	1/21/2021
Zoning	909552	4816	4816		KILPATRICK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - On Airbnb https://www.airbnb.ca/rooms/10700324?source_impression_id=p3_1612414949_b9dkqzwGPbwFL%2FHF	2/3/2021

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	910010	9117	9117		FARMER		CE - Zoning: What is the violation? Short Term House Rental - What type of request? General Comment - What is the issue? Airbnb - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Which department is this related to? Code Enforcement - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.3;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=5fac2753e896fcf31ad3aa2a;registered=11/11/2020 01:02:59 PM - Airbnb	2/8/2021
Zoning	910640	11112			Freedom		Compliant came in from resident stating that there was short term rentals at the property.	2/18/2021
Zoning	910723	5508	5508		PERSHING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.4;model=iPhone 7;model_id=iPhone9,3;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - New tenants moved into short term rental today 2/20/21	2/20/2021
Zoning	913852	7225	7225		LINDENTREE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The individual that owns this property moved out more than a year ago. He has been running it as an AirBnB since shortly after they moved. This is of course a violation of city ordinance in a residential area. We do not need this kind of traffic and movement in the neighborhood. I have called the department a few months ago but nothing was done. Please address this with the homeowner.	3/3/2021
Zoning	914289	4528	4528		TACOMA		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.4;model=iPhone XR;model_id=iPhone11,8;device_id=5f886a32e896194fb4a62217;registered=10/15/2020 11:26:42 AM - Neighbor reported this house as Airbnb.	3/6/2021
Zoning	914359	3129	3129		Odessa		Airbnb, citizen complaint	3/8/2021
Zoning	914494	4141	4141		SANGUINET		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - <a href="https://www.itrip.net/property-management/ft-worth">https://www.itrip.net/property-management/ft-worth</a> <a href="https://www.vrbo.com/9328464ha?unitid=8393342&amp;noDates=true">https://www.vrbo.com/9328464ha?unitid=8393342&amp;noDates=true</a> Continued Vrbo activity - booked for spring break - can I call police if I see people staying there.? What do I do?	3/8/2021
Zoning	914709	1321	1321		Madeline		Citizen reports possible AirBnB	3/9/2021
Zoning	914872	2115			Montclair		Reported short term rental of room in property by citizen.	3/10/2021
Zoning	915299	0	0		2712 WINGATE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - 2712 Wingate is being used as a short term rental property. Every weekend their guests have loud parties and throw trash into our backyard from their balcony. Weird/strange people walking on our property. It is unsafe for my children to play in the backyard.	3/14/2021
Zoning	915350	2716	2716		Wingate		CE - Zoning: What is the violation? Short Term House Rental - What type of request? Request for Information - What is the issue? Airbnb guess being too loud til 4am, parties every weekend. - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Which department is this related to? Code Enforcement - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.4;model=iPhone 7 Plus;model_id=iPhone9,4;device_id=5da5fb88e896c879f190cfe2;registered=10/15/2019 01:02:00 PM - Airbnb guess being too loud til 4am, parties every weekend.	3/15/2021

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Multi-Family	915357	2712	2712		Wingate		Address:0000 2712 WINGATE Status:In Violation Submitted By:Martinez, Christine (Private Citizen) (CSR Import) Phone:817-300-0491 Email:cortega00@yahoo.com Comments:CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - 2712 Wingate is being used as a short term rental property. Every weekend their guests have loud parties and throw trash into our backyard from their balcony. Weird/strange people walking on our property. It is unsafe for my children to play in the backyard. Last Updated:Mar 15 2021 9:32AM (0 days ago) Entered By:Automated System Entered Date:3/14/2021 2:38:00 PM	3/15/2021
Zoning	917170	12008	12008		COPPER CREEK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - renting out home on Air BNB as a short term rental	3/28/2021
Substandard Bui	917396	1705	1705		Jenson		CE - Substandard Building : What is the issue? This house went under a full renovation over the last several months without a permit. There is a barn in back that was occupied at one time a few years ago. The house is for sale and in the listing it says " There is also a detached two floor guest house in the backyard that could possibly generate income as a rental or Airbnb, perfect for someone looking for such project. Some of the home updates include new windows, roof, etc" Airbnb are not legal in Fort Worth and apartments or second living quarters are not legal in single family residential. If you look at the pictures to the barn, the staircase is not to code and dangerous. I can only imagine the inside. Current owner needs to be notified - Is the structure a collapse hazard? No - Is the structure occupied? No - What type of structure is it? Accessory Structure (Detached Garage, Shed) - How long has the violation existed? Over 1 Year - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Pictures and description can be found at <a href="https://www.realtor.com/realestateandhomes-detail/1705-Jenson-Rd_Fort-Worth_TX_76112_M79017-22121">https://www.realtor.com/realestateandhomes-detail/1705-Jenson-Rd_Fort-Worth_TX_76112_M79017-22121</a>	3/30/2021
Zoning	918084	3521	3521		WESTERN		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Caller believes the home next door is being rented out as an Airbnb he has seen different cars at the home and he	4/2/2021
Solid Waste Viol	919811	5112	5112		Keating		CE - Solid Waste Violations: What is the violation? Carts Out Too Early,Carts Out Too Late,Carts Stored in View (Front Yard), - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The trash cans have been placed as early as Friday prior to the Monday pickup. Then left out for days. These latest young AirBnB tenants might be ignorant of these laws because today I saw one of the tenants dump their trash in the bins that have been sitting out in the street for days. Also, these bins are being placed right under the shared mailbox which leaves no room for the mailman's truck. The mailman has had to move the trashcans with his truck to get to the mailboxes. The owner/landlord used to lease to long-term tenant families. But as of last year, they're using AirBnB per the last tenants. All have been staying for over 30 days, but not long-term. Thank you for your assistance in this matter.	4/15/2021
Multi-Family	919823	2712	2712		Wingate		Airbnb - short term rental units operating at an apartment complex not zoned for this use.	4/15/2021
Zoning	920314	8811	8811		ROYAL		CE - Home Occupation: What type of business? Residence is being used as an Air BnB - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	4/19/2021
Zoning	921134	1410	1410 S		LAKE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Air BNB House in a neighborhood not zoned for that. Been active for at least a year. Owner's of the property also live on the Same Street, a couple houses down.	4/24/2021
Zoning	921436	8811	8811		Royal Harbor		Received Citizen Complaint-Short Term Rental	4/27/2021
Zoning	921558	2725	2725		WARREN		CE - Home Occupation: What type of business? AIR BNB - When are they operating? All Day - Where are they operating? Back Yard - Is it inside or outside? Outside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - Resident has AIR-BNB business in backyard, metal fence that housed about 16 people, rent anytime; people are parking everywhere and very noisy.	4/27/2021

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	922460	4225	4225		Geddes		This is being operated as an Air BNB different renters every weekend. Trash carts overflowing.	5/3/2021
Solid Waste Viol	922460	4225	4225		Geddes		This is being operated as an Air BNB different renters every weekend. Trash carts overflowing.	5/3/2021
Zoning	924215	1321	1321		OCOTILLO		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - room inside home is being used as Airbnb	5/13/2021
High Grass/Weed	924649	12849	12849		Danville		CE - High Grass: What is the height of the grass? 12' (inches) or Higher - Where is the high grass located? Front Yard - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - House has HGW - caller believes it's an Air BnB	5/15/2021
Zoning	925394	3816	3816		JADE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - They are renting the home out on airbnb	5/19/2021
Zoning	925981	0	0		MONTGOMERY AND HARLEY		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - You have quite a few active airbnb properties being ran illegally based off the zoning. You shut me down several years ago and I would like to see this consistency in your use of the code. I count over 31 between Montgomery and Western Ave.	5/22/2021
Zoning	926263	402	402		Wimberly		VRBO	5/25/2021
Zoning	926326	4215	4215		GEDDES		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Possible Airbnb or Bed and Breakfast ongoing for about 8 months or more; Caller concerned about school age kids in area and loud noise on the weekends.	5/25/2021
Zoning	928723	1820	1820		CLOVER		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Tenants are supposed to stay at least 30 days for this to be a legal short term rental. The owner has been cited previously and was told to comply. I have monitored the traffic at this house and the average stay is less than 14 days. Recently the house was rented to a person attending the recent rodeo. He kept feeding my very old cat. When he left he took the cat and the owner of the house will not contact him to get the cat back.	6/1/2021
Zoning	930169	4805	4805		Lowell		Complainant states being used as Air BnB room rental. Will be sending me screen shot of ad.	6/8/2021
Zoning	930514	8009	8009		Julie		Air BnB - short term rental violation.	6/9/2021
Zoning	931800	8887	8887		Random		Short Term Rental Complaint received.	6/15/2021
Zoning	931884	6004	6004		PADDLEFISH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.6;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=6005ac0fe89684aa3dfec0bf;registered=01/18/2021 10:41:03 AM - Short term rental Airbnb	6/15/2021
Zoning	932054	5645	5645		BROKEN GAP		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.6;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=6005ac0fe89684aa3dfec0bf;registered=01/18/2021 10:41:03 AM - Airbnb	6/16/2021
Zoning	932865	5504	5504		PERSHING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.6;model=iPhone SE (2nd generation);model_id=iPhone12,8;device_id=5f45761be896d2360764516f;registered=08/25/2020 04:35:39 PM - New tenants in the short term rental at 5504 Pershing Avenue...moved in 6/20/21.	6/20/2021



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Solid Waste Viol	935614	5112	5112		KEATING		CE - Solid Waste Violations: What is the violation? Garbage Bags,Carts Out Too Late, - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - The recycle bin is overstuffed with items that it doesn't qualify for and the trash dept. left it there. Now the bin has been sitting there all day. Historically it'll sit there all week. This is the 3rd complaint and the AirBnB landlord <a href="https://www.airbnb.com/users/show/12602806">https://www.airbnb.com/users/show/12602806</a> needs to be contacted so he has rules set up for his future months-long tenants. <a href="https://www.airbnb.com/rooms/36042167?source_impression_id=p3_1624971271_GespmE7IO1AWzkZT&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/36042167?source_impression_id=p3_1624971271_GespmE7IO1AWzkZT&amp;guests=1&amp;adults=1</a>	6/29/2021
Zoning	935731	1208	1208		PHEASANT RUN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard,Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Illegal Airbnb Operating	6/29/2021
Zoning	937331	1208	1208		PHEASANT RUN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Residents on Pheasant Run Trail report a fresh set of Airbnb occupants at 1208 Pheasant Run Trail tonight. This address was first reported about a week and a half ago.	7/8/2021
Zoning	937455	1208	1208		PHEASANT RUN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This property is being used as an AIRBNB rental. The tennant that just left was only here for less than a week. there is a constant flow of renters. none stay more than a couple of week. Some just stay a weekend.	7/9/2021
Zoning	937875	276	276		Currie		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard,Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - *Short term rental in residential neighborhood	7/12/2021
Zoning	940162	0	0		14721 CEDAR FLAT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The owner of the property is Rita Gomez, she owns 2 properties in the neighborhood and resides at the property 4309 Green Teal St. The rental listed is 14721 Cedar Flat Way. Links below to AirBNB and VRBO that are advertising the rental (map shows at Wilderness Pass but is not accurate). <a href="https://abnb.me/gS7Usmtm5hb">https://abnb.me/gS7Usmtm5hb</a> <a href="https://www.vrbo.com/1882213?noDates=true&amp;r=VERTICAL_GALLERY&amp;unitId=2444724">https://www.vrbo.com/1882213?noDates=true&amp;r=VERTICAL_GALLERY&amp;unitId=2444724</a> Thank you for your attention to this matter.	7/22/2021
Zoning	940249	14721	14721		Cedar Flat		Short term rental	7/23/2021
Zoning	942767	1619	1619		COLLEGE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - House is used as an Airbnb with multiple short term tenants who are not related, in other words it's not just one family renting it, it is several individual tenants. one of the recent short term tenants goes out of their way every night to park their red SUV illegally on the street (faced the wrong way).	8/6/2021
Zoning	944250	2000	2000		HURLEY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - ANONYMOUS FOR CODE OFFICER USE ONLY - they are renting out their house every weekend as an Airbnb - different families and cars every weekend - there are unusual updates to the house - there are glass boarders all around the trees very strange - the fencing that they are also putting up it looks as if it is on part of the next doors yard	8/16/2021
Zoning	945793	1501	1501		Lagonda		Short Term Rental Air B & B	8/25/2021
Zoning	945794	1510	1510		Lagonda		Short Term Rental Possible Air B & B	8/25/2021

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	946443	2901	2901		Park Hill		CE - Zoning: What is the violation? TCU Overlay, Short Term House Rental, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The property has a short term rental for their pool and backyard. There have been several loud pool parties at this address, with cars lining the street. It is our understanding that short-term rentals for property are not allowed in our neighborhood. You can see the rental listing here: <a href="https://swimply.com/pooldetails/10390?from=search">https://swimply.com/pooldetails/10390?from=search</a> We request that this homeowner be prevented from having short-term rentals in our neighborhood. We do not want strangers partying in our neighborhood of families and children. Thank you	8/29/2021
Zoning	948366	1908	1908		Bluebonnet		Possible short term rental.	9/9/2021
Zoning	948370	2137	2137	W	Lotus		Possible short term rental.	9/9/2021
Zoning	948371	1921	1921	N	Sylvania Ave		Possible short term rental.	9/9/2021
Zoning	948372	1921	1924	N	Sylvania		Possible short term rental.	9/9/2021
Zoning	948374	1921	1921	N	Sylvania		Possible short term rental.	9/9/2021
Zoning	948863	2745	2745		MAY		complaint of possibly using resident as short term rental or triplex. property has a zoning class b.	9/13/2021
Vehicle	949145	9001	9001		Hunters Glen		CE - Vehicle : What is the violation? Junk Motor Vehicle, Oversized Commercial Vehicle - Where is the vehicle parked? Front Yard, Side Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - 8178829008 Ms Curtis neighbor is running an Air bnb - previously states now is running a business - but did not specify the type of business past two-three weeks has about 6 trucks in drive way / grass "water roofing is printed on the side of one of the vehicles"	9/14/2021
Zoning	949148	9012	9012		HUNTERS GLEN		CE - Home Occupation: What type of business? 817882 9008 Ms Curtis - caller states believes this address is more then likely running an air bnb - different cars & people since new owners bought the home about 3 months - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - 817882 9008 Ms Curtis - caller states believes this address is more then likely running an air bnb - different cars & people since new owners bought the home about 3 months	9/14/2021
Zoning	949213	6620	6620		Friendsway		Property alleged to be AirBnB	9/15/2021
Zoning	949214	5508	5508		Rolling Meadows		Reported to be an air bnb location with excessive street parking.	9/15/2021
Multi-Family	949399	4909	4909		JAMESWAY		CE - Multi-Family - Rental Complexes : Have you notified management? No - What is the issue? The tenants will not remove their carts. This is a short term rental property and they more than likely don't know or don't care. These carts end up in street and the trash they put in them. This is going on 2 weeks. - Where is the issue located? Common area - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.7.1;model=iPhone11;model_id=iPhone12,1;device_id=5e582f1aa416339675102920;registered=02/27/2020 03:05:30 PM - Carts staying at curb	9/16/2021
Zoning	950008	3932	3932		El Campo		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Robert Bush 817-233-3004 Attorney calling for his client stating he thinks they are running an AirbnB stating there is always different people there on the weekends. Robert would like a call back	9/20/2021
Substandard Bui	950138	5101	5101		MALINDA	S	CE - Substandard Building : What is the issue? the property is a rental airbnb person that rented for the week from thursday-sunday and there is a problem with the plumbing in the restroom and rat infestation on the property - Is the structure a collapse hazard? No - Is the structure occupied? No - What type of structure is it? Primary Structure (Main House) - How long has the violation existed? Less than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - This was a property that was rented for weekend the person calling does not live in fort worth was just visiting	9/21/2021
Zoning	951725	2021	2021		CLOVER		CE - Home Occupation: What type of business? Air BNB being run out of this house - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - shelley scott 8177971450 Air BNB being run out of this house	9/30/2021

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	953156	3841	3841		ENGLEWOOD		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - House owned by MIA NGUYEN REALTY LLC 2031 KRAFT ST, DALLAS, TX 75212 is being used as a short term rental through Vrbo. Every weekend is already booked for months. (Sleeps 16 people)	10/10/2021
Zoning	953388	3833	3833		Englewood		Short term rental property.	10/12/2021
Zoning	953475	1300	1300		MADELINE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - home is being rented as an AirBnB	10/12/2021
Zoning	953627	3841	3841		ENGLEWOOD		CE - Home Occupation: What type of business? states Air BnB's - left lots of trash by whomever is renting states air b n b are not allowed - When are they operating? All Day - Where are they operating? Front Yard - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - 8173081043-Gayle states Air BnB's - left lots of trash by whomever is renting states air b n b are not allowed	10/13/2021
Zoning	953629	3833	3833		ENGLEWOOD		CE - Home Occupation: What type of business? states Air BnB's - left lots of trash by whomever is renting states air b n b are not allowed - When are they operating? All Day - Where are they operating? Front Yard - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - 8173081043-Gayle davis states Air BnB's - left lots of trash by whomever is renting states air b n b are not allowed	10/13/2021
Zoning	954615	1510	1510		Lagonda		Short term rental - Air B&B	10/21/2021
Zoning	955075	9857	9857		LAKE HAVEN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - property is being rented as an Airbnb. there have been several different people staying every weekend. complainant can email link for airbnb	10/25/2021
Zoning	955517	459	459		BRYAN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.6;model=iPhone 8 Plus;model_id=iPhone10,5;device_id=5e970a64e8961fe1e2361773;register=04/15/2020 08:21:40 AM - Advertised AirBnB	10/27/2021
Zoning	956020	14721	14721		CEDAR FLAT		CE - Home Occupation: What type of business? See comments. - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? No - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - The house at the above listed address has been reported multiple times for failure to follow zoning laws. The house operates as a short term rental in an area where it is not permitted. The house has listing on VRBO and AirBNB. The location is blocked but the photos are of the house. <a href="https://abnb.me/gS7Usmtm5hb">https://abnb.me/gS7Usmtm5hb</a> <a href="https://www.vrbo.com/1882213?noDates=true&amp;r=VERTICAL_GALLERY&amp;unitId=2444724">https://www.vrbo.com/1882213?noDates=true&amp;r=VERTICAL_GALLERY&amp;unitId=2444724</a> The owner of the property is Rita Gomez, she owns 2 properties in the neighborhood and resides at the property 4309 Green Teal St while using 15721 Cedar Flat Way as a business for short term rentals. I strongly feel that this issue has not been properly investigated or acted upon by Code Compliance. Changing the online listing location or the number of the minimum days of the rental does not allow this property to operate as a business without occupancy permits that are required. Also please check on your online reporting website, it gives an error message after the 3rd page and does not complete the report. Thank you.	11/1/2021

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
High Grass/Weed	956255	0	0		2501 BIG SPRING		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Owner Le Hiep lists this property on TAD as his mailing address, but he does not live there. 3-year tenant moved out in Sept 2021, and house is now listed on Airbnb. Yesterday the third group of short-term tenants (since 3-year tenant moved out) arrived, with 4 company vehicles for All Points Plumbing 936-994-7004. Airbnb link for this property: <a href="https://www.airbnb.com/rooms/52572472?adults=3&amp;translate_ugc=false&amp;federated_search_id=f91ba11b-bcb2-4b1d-9886-1573585e1a25&amp;source_impression_id=p3_1634949934_nVZcwEdyih5h0GW">https://www.airbnb.com/rooms/52572472?adults=3&amp;translate_ugc=false&amp;federated_search_id=f91ba11b-bcb2-4b1d-9886-1573585e1a25&amp;source_impression_id=p3_1634949934_nVZcwEdyih5h0GW</a>	11/3/2021
Zoning	956255	0	0		2501 BIG SPRING		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Owner Le Hiep lists this property on TAD as his mailing address, but he does not live there. 3-year tenant moved out in Sept 2021, and house is now listed on Airbnb. Yesterday the third group of short-term tenants (since 3-year tenant moved out) arrived, with 4 company vehicles for All Points Plumbing 936-994-7004. Airbnb link for this property: <a href="https://www.airbnb.com/rooms/52572472?adults=3&amp;translate_ugc=false&amp;federated_search_id=f91ba11b-bcb2-4b1d-9886-1573585e1a25&amp;source_impression_id=p3_1634949934_nVZcwEdyih5h0GW">https://www.airbnb.com/rooms/52572472?adults=3&amp;translate_ugc=false&amp;federated_search_id=f91ba11b-bcb2-4b1d-9886-1573585e1a25&amp;source_impression_id=p3_1634949934_nVZcwEdyih5h0GW</a>	11/3/2021
Zoning	957020	1225	1225	W	ARLINGTON		CE - Zoning: What is the violation? Illegal Land Use,Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.8.1;model=iOS (iPhone13,3);model_id=iPhone13,3;device_id=60516149e896d581329e0936;registered=03/16/2021 08:54:17 PM - This house is owned and operated solely for the purpose of an AirBnb. Over the last few weeks there has been a noticeable uptick in traffic and noise emanating from this property. Last weekend there were tarps stretched across the driveway hiding someone doing car repairs, unfortunately not the noise that came with it. Owners have been apprised of the view on Airbnb's in Fairmount and Fort Worth but seem indifferent. <a href="https://www.airbnb.co.nz/rooms/52790315">https://www.airbnb.co.nz/rooms/52790315</a>	11/8/2021
Solid Waste Violation	957704	0	0		6445 ROSEMONT AVENUE		CE - Solid Waste Violations: What is the violation? Carts Stored in View (Front Yard), - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - this house sold this summer. it appears to be a rental (airbnb). there are two sets of trash bins and recycle bins and both set are in violation and have been for months. One set sits on the porch and the second set sits in front of the garage. perhaps the new owners don't know bins need to be placed out of site. Hoping code compliance can help make them aware of this rule. Thank you for your help!	11/12/2021
Zoning	958490	1500	1500		Pacific		Airbnb - per complainant	11/22/2021
Zoning	958765	10229	10229		LONG RIFLE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - owners have closed off the garage and made it into 2 separate bedrooms. looks like owners are setting it up as a short term rental	11/23/2021
Zoning	961123	1962	1962		MIMS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.2;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=5de07abde896c879f191dbce;registered=11/28/2019 07:56:13 PM - This house is being used as an Air BnB. They have had different renters every week since October. They have had new renters on Thanksgiving, the first week of December, and last week. It's a hotel not a house. This is not what I want in my neighborhood.	12/13/2021

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	962444	1619	1619		GRAND		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - What is the issue? Being used as an Airbnb short term rental. <a href="https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1</a> - Where is the issue located? Within an Occupied Unit - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.2.3096;os=iOS;os_ver=15.1.1;model=iOS (iPhone14,2);model_id=iPhone14,2;device_id=618d767ee896af3f658dfcf5;registered=11/11/2021 02:01:02 PM - This house is being used as a short term rental and is causing issues for us neighbors. Please investigate immediately, here is their link to Airbnb. <a href="https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1</a>	12/22/2021
Multi-Family	962444	1619	1619		GRAND		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - What is the issue? Being used as an Airbnb short term rental. <a href="https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1</a> - Where is the issue located? Within an Occupied Unit - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.2.3096;os=iOS;os_ver=15.1.1;model=iOS (iPhone14,2);model_id=iPhone14,2;device_id=618d767ee896af3f658dfcf5;registered=11/11/2021 02:01:02 PM - This house is being used as a short term rental and is causing issues for us neighbors. Please investigate immediately, here is their link to Airbnb. <a href="https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/46353900?location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-01-20&amp;check_out=2022-01-26&amp;federated_search_id=63351cc8-277a-4ab8-b1ac-e447a1fe41cc&amp;source_impression_id=p3_1640198612_M6LjDliFiOHXw4hU&amp;guests=1&amp;adults=1</a>	12/22/2021
Multi-Family	962451	1510	1510		LAGONDA		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 12/22/2021 12:00:00 AM - What is the issue? Short term rentals are not allowed in our city. Please work on this ASAP. <a href="https://www.airbnb.com/rooms/48076018?check_in=2022-01-19&amp;check_out=2022-01-27&amp;federated_search_id=e781cd36-7bd3-437e-98b7-f06f70307684&amp;source_impression_id=p3_1640212636_6EEBSqr517P85af7&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/48076018?check_in=2022-01-19&amp;check_out=2022-01-27&amp;federated_search_id=e781cd36-7bd3-437e-98b7-f06f70307684&amp;source_impression_id=p3_1640212636_6EEBSqr517P85af7&amp;guests=1&amp;adults=1</a> - Where is the issue located? Within a Vacant Unit - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.2.3096;os=iOS;os_ver=15.1.1;model=iOS (iPhone14,2);model_id=iPhone14,2;device_id=618d767ee896af3f658dfcf5;registered=11/11/2021 02:01:02 PM - This property is being used as an Airbnb short term rental and is causing issues in our neighborhood <a href="https://www.airbnb.com/rooms/48076018?check_in=2022-01-19&amp;check_out=2022-01-27&amp;federated_search_id=e781cd36-7bd3-437e-98b7-f06f70307684&amp;source_impression_id=p3_1640212636_6EEBSqr517P85af7&amp;guests=1&amp;adults=1">https://www.airbnb.com/rooms/48076018?check_in=2022-01-19&amp;check_out=2022-01-27&amp;federated_search_id=e781cd36-7bd3-437e-98b7-f06f70307684&amp;source_impression_id=p3_1640212636_6EEBSqr517P85af7&amp;guests=1&amp;adults=1</a>	12/22/2021
Zoning	962458	7216	7216		WINDY RIDGE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - AirBnB posting: <a href="https://www.airbnb.com/rooms/35884292?adults=2&amp;location=Fort%20Worth%2C%20TX%2076123%2C%20USA&amp;check_in=2022-02-12&amp;check_out=2022-02-19&amp;source_impression_id=p3_1640219484_Lqo955K5sHO8Ueed&amp;guests=1">https://www.airbnb.com/rooms/35884292?adults=2&amp;location=Fort%20Worth%2C%20TX%2076123%2C%20USA&amp;check_in=2022-02-12&amp;check_out=2022-02-19&amp;source_impression_id=p3_1640219484_Lqo955K5sHO8Ueed&amp;guests=1</a>	12/22/2021

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	962557	4171	4171		CAROLYN		CE - Zoning: What is the violation? TCU Overlay, - Where is the violation located? Inside Structure, - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - 4171 Carolyn is being rented out on a short-term basis, for one to two days at a time. The current occupants state that they rented the home on AirBnB. From my understanding, due to zoning near TCU, short-term rentals through rentals websites are not allowed in this area. Is that correct? Thank you.	12/24/2021
Zoning	962559	4171	4171		CAROLYN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Attached is the AirBnB listing for 4171 Carolyn Rd. From my understanding, this property cannot be used as a short-term rental. Is that correct? There are AirBnB tenants currently in the home. This is the fourth time the home has been rented within the last month. <a href="https://www.airbnb.com/rooms/52907241?adults=2&amp;location=4171%20Caro%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;check_in=2022-01-15&amp;check_out=2022-01-22&amp;source_impression_id=p3_1640365749_hfU1wA7JCAq%2Bo7pQ&amp;guests=1">https://www.airbnb.com/rooms/52907241?adults=2&amp;location=4171%20Caro%20Road%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;check_in=2022-01-15&amp;check_out=2022-01-22&amp;source_impression_id=p3_1640365749_hfU1wA7JCAq%2Bo7pQ&amp;guests=1</a>	12/24/2021
Zoning	963471	1820	1820		Clover		CE - Other Similar Zoning Activities: What is occurring on the property? This property has a very loud AC unit on the side yard, The resident turned it to FWPd and they gave the resident the phone # to code compliance. This property is a short term rental and have people coming in and out. - What type of property? Residence - Where located on property? Side Yard - How long has it existed? 1 Month - 6 Months - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No	1/4/2022
Zoning	963783	7909	7909		SUMMIT		CE - Zoning: What is the violation? Short Term House Rental - What type of request? Request for Follow-up - What is the issue? Airbnb not allowed within city limit if rented out for less than 30 days. - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - Which department is this related to? Property Management - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1.1;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=5d7a96a0e896f1b357bf6dec;registered=09/12/2019 02:04:00 PM - Airbnb within city limit <a href="https://abnb.me/9Ur7EYn3zmb">https://abnb.me/9Ur7EYn3zmb</a>	1/6/2022
Zoning	964189	3952	3952		HOLLOW LAKE		CE - Zoning: What is the violation? Illegal Land Use,TCU Overlay,Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Home is listed on Vrbo. Currently 10 guests and 5 vehicles staying. Not allowed by HOA. Does not appear to be allowed by city.	1/10/2022
Zoning	965638	4171	4171		CAROLYN		CE - Zoning: What is the violation? TCU Overlay, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - 4171 Carolyn is still listed on AirBnB as a rental property, which I understand to be in violation of the TCU Overlay District zoning rules. <a href="https://www.airbnb.com/rooms/52907241?guests=1&amp;adults=1">https://www.airbnb.com/rooms/52907241?guests=1&amp;adults=1</a>	1/22/2022
Zoning	966741	1460	1460	W	ALLEN		CE - Zoning: What is the violation? Illegal Land Use,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - New owners are operating house as a VRBO, short term rental. Listing is at: <a href="https://www.vrbo.com/9646533ha?adultsCount=2&amp;noDates=true&amp;unitId=8728800">https://www.vrbo.com/9646533ha?adultsCount=2&amp;noDates=true&amp;unitId=8728800</a>	1/31/2022
Zoning	967484	1307	1307	N	CALHOUN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/7/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	967485	1702	1702		LEE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/7/2022
Zoning	967486	1404	1404	N	CALHOUN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/7/2022
Zoning	967487	411	411	NW	16TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - 1702 Lee and 411 nw 16th short term rental owner lives at 1701 Lee Ave. Big house	2/7/2022
Zoning	967488	1624	1624		CIRCLE PARK		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/7/2022
Zoning	967489	1302	1302		ODD		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - 2 short term rentals Unit one upstairs ( main house) Unit two entrance in rear downstairs. 2 short term rentals in one house.	2/7/2022
Zoning	967490	1306	1306		ODD		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/7/2022
Zoning	967491	2001	2001		COLUMBUS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/7/2022
Zoning	967492	2001	2001		COLUMBUS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Two Short term rentals Unit one ( main house) Unit two ( rear house)	2/7/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	967493	2503	2503		Ross		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental/ new build specifically built to Airbnb	2/7/2022
Zoning	967847	2512	2512		LEE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/10/2022
Zoning	967848	2505	2505		LINCOLN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/10/2022
Zoning	967850	2103	2103		Ellis		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/10/2022
Zoning	967851	2315	2315		Ellis		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/10/2022
Zoning	967854	2311	2311		CLINTON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/10/2022
Zoning	967855	2512	2512		LEE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/10/2022
Zoning	967857	1008	1008	NW	20TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental new build	2/10/2022
Zoning	967858	2606	2606	NW	27TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/10/2022



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	967864	2523	2523		ROSS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Airbnb ad.....in pic	2/10/2022
Zoning	968081	200	200	NW	21ST		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental I keep getting my addresses off This is the correct one. It faces 21st	2/11/2022
Zoning	968086	2522	2522		Ross		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Address won't populate correctly It is 409 NW 26th st Green house faces 26th Short term rental	2/11/2022
Zoning	968089	2602	2602		CLINTON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental	2/11/2022
Zoning	968124	409	409	NW	26th		Short Term Rental	2/11/2022
Zoning	968846	2712	2712		WINGATE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - 12 unit apartment building. At least 4 units used for Airbnb purposes	2/17/2022
Zoning	968865	3107	3107	W	5TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - 2 Short term rentals One on bottom. 2nd unit on top	2/17/2022
Zoning	968947	3401	3401		DOROTHY	S	CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;register ed=11/04/2019 02:45:11 PM - Short term rental on multiple websites. I have posted a picture of the ad.	2/17/2022
Zoning	968983	7027	7027		Nohl Ranch		CE - Home Occupation: What type of business? reporting this is now an Air BNB rental - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - billie peters 8178802038 reporting this is now an Air BNB rental different families in the house each week	2/18/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	969361	912	912	W	1ST		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - 3 airbnbs in 1 building. Ads are as follows "Nightly Downtown Apartment Queen bed sleeps 2 max." "Adorable 1 bedroom located downtown" "Convenient Downtown Location! Stay in Style!"	2/21/2022
Zoning	969388	199	199		PENNSYLVANIA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - 650 S Main St, Fort Worth, TX 76104 30+ Airbnb's out of this apartment complex Didn't list every ad. Some Ads are as follows. Some titles list the unit.... ?Modern Mid-Rise in Historic Building w/DTWN Views:cityscape: ?Gallery Suite w free parking by downtown/med cntr ?Downtown Apartment, King Bed, Main Strip ?Luxury Living near Historic Downtown Fort Worth ?1 BR Hotel suite w free parking/pool by downtown ?Modern Chic Luxury 1 Bedroom ?Nexgen Lodging Eclipse Addition 1325 ?Luxury 2 bedroom apt in a great location :sparkles: ?Blue Sun High Rise ?Simplicity Suite ? City View   Stockyards + More! ?Lovely 2 bedroom ?Beautiful one bedroom ?Luxury 1 bedroom minutes away from Downtown ?#1224 KING BEDS!-65" RokuTV-Dogs & Nomads Welcome ?Quality and Designer Urban Ft Worth Apartment   A ?Menti's Escape ?Raiane Comforts ?Raiane Comforts ?Cozy Downtown Apartment, King Size Bed, Main Strip ?#1341-KING BEDS!-Work Station-65" Roku TV-Fiber ?Quiet, convenient, and minutes away from Downtown ?Nexgen Eclipse Addition 1475 ?Quality and Designer Urban Ft Worth Apartment   C ?Quality and Designer Urban Ft Worth Apartment   D ?Quality and Designer Urban Ft Worth Apartment   B ?	2/21/2022
Multi-Family	969388	199	199		PENNSYLVANIA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - 650 S Main St, Fort Worth, TX 76104 30+ Airbnb's out of this apartment complex Didn't list every ad. Some Ads are as follows. Some titles list the unit.... ?Modern Mid-Rise in Historic Building w/DTWN Views:cityscape: ?Gallery Suite w free parking by downtown/med cntr ?Downtown Apartment, King Bed, Main Strip ?Luxury Living near Historic Downtown Fort Worth ?1 BR Hotel suite w free parking/pool by downtown ?Modern Chic Luxury 1 Bedroom ?Nexgen Lodging Eclipse Addition 1325 ?Luxury 2 bedroom apt in a great location :sparkles: ?Blue Sun High Rise ?Simplicity Suite ? City View   Stockyards + More! ?Lovely 2 bedroom ?Beautiful one bedroom ?Luxury 1 bedroom minutes away from Downtown ?#1224 KING BEDS!-65" RokuTV-Dogs & Nomads Welcome ?Quality and Designer Urban Ft Worth Apartment   A ?Menti's Escape ?Raiane Comforts ?Raiane Comforts ?Cozy Downtown Apartment, King Size Bed, Main Strip ?#1341-KING BEDS!-Work Station-65" Roku TV-Fiber ?Quiet, convenient, and minutes away from Downtown ?Nexgen Eclipse Addition 1475 ?Quality and Designer Urban Ft Worth Apartment   C ?Quality and Designer Urban Ft Worth Apartment   D ?Quality and Designer Urban Ft Worth Apartment   B ?	2/21/2022
Zoning	969400	2605	2605		Willing		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Within the past 48 hours I became aware of this property being listed and renting via Airbnb. Since it is a violation of the city ordinance regarding Short Term Rentals I am asking for the owner to be contacted and a citation issued to ensure compliance with the city code of a minimum of 30 day rentals.	2/21/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	969481	2712	2712		WINGATE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - These are the ads on Airbnb that are all active and several have stays coming for this weekend. ?! dream of kiwi Ft Worth cultural district? ?W 7th - private balcony unique copper cavern? ?Brand new modern Lux apt - cultural district? ?Urban cowboy unique stay! Special offers? ?? unique apartments hosts 6? It's possible that the owner may not know of an Airbnb because a lot of people are acquiring year long leases then subleasing as an Airbnb and using this as a business model.	2/22/2022
Zoning	969509	3107	3107	W	5TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Many Airbnb's have long term leases. It has become common place for businesses to get a lease in place then sublease through Airbnb. I will attach a picture of the ad on Airbnb....	2/22/2022
Zoning	969516	1908	1908		FAIRMOUNT		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - (Airbnb ad - treehouse studio near downtown) [guesthouse in rear is Airbnb]	2/22/2022
Zoning	969517	2249	2249		6TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Ad on Airbnb (suite magnolia in historic fairmount district FW)	2/22/2022
Zoning	969520	1024	1024		HAWTHORNE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb ad is (Historic Craftsman - 3 bedrooms, 2 bathrooms)	2/22/2022
Zoning	969521	1028	1028	W	BALTIMORE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - 1951 Washington Ave. The map won't let me get the right address. Airbnb ad is (Casa Blanca, one bedroom suite with full kitchen)	2/22/2022
Zoning	969522	1024	1024	W	ARLINGTON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb ad is (Cozy casita in heart of Fort Worth, TX) The owners are only renting a single room in their home.	2/22/2022

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	969523	2260	2260		LIPSCOMB		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Blue Duplex set back off the street. Both sides are Airbnb. ads are as follows. (Marta's little manor B - historic studio apt) (Marta's little manor A - historic studio apt)	2/22/2022
Zoning	969524	2259	2259		ALSTON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - 930 w jessamine st is the correct address. Airbnb ad is (Entire guesthouse - Fort Worth fairmount apt guesthouse) This is a garage apartment	2/22/2022
Zoning	969525	2260	2260		WASHINGTON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb ad is (Craftsman bungalow - Two Bedrooms, Two Bathrooms)	2/22/2022
Zoning	969526	1831	1831		FAIRMOUNT		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb ad is "The quarters at fairmount cottage w/pool?"	2/22/2022
Zoning	969527	1901	1901		6TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb ad is (Century-old simplicity on 6th)	2/22/2022
Zoning	969559	465	465		Bryan		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Purple unit. Purple balcony Airbnb ad below (Designer space in heart of s. Main + private balcony)	2/22/2022
Zoning	969566	1121	1121	S	Jennings		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - 2 units Airbnb Loft 202 and loft 203	2/22/2022
Zoning	969581	1028	1028	W	Arlington		Short term rental on back property (1951 Washington Ave)	2/22/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	969612	9147	9147		Watercress		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - 9145 watercress dr. Is the correct address Airbnb	2/23/2022
Zoning	969614	2556	2556		Stadium		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/23/2022
Zoning	969615	5516	5516		BRAHMA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/23/2022
Zoning	969616	3144	3144		WABASH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/23/2022
Zoning	969618	4824	4824		Westcreek		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/23/2022
Zoning	969620	9309	9309		HERRINGBONE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/23/2022
Zoning	969622	7336	7336		LOVE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/23/2022
Zoning	969629	4824	4824		Westcreek		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Photo of Airbnb ad for your viewing pleasure	2/23/2022
Zoning	969677	4508	4508		Stadium		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/24/2022

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	969678	2137	2137	W	LOTUS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/24/2022
Zoning	969679	3820	3820		Rusty Dell		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/24/2022
Zoning	969680	1400	1400		ROBINWOOD		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/24/2022
Zoning	969682	9117	9117		Farmer		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/24/2022
Zoning	969685	921	921	E	Terrell		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/24/2022
Zoning	969703	5228	5228		TRAIL LAKE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/24/2022
Zoning	969704	3220	3220		WAITS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/24/2022
Zoning	969732	3117	3117		LIPSCOMB		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/25/2022
Zoning	969735	3308	3308		MARTIN LYDON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/25/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	969738	3321	3321		PARK RIDGE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/25/2022
Zoning	969744	2708	2708		Mc Cart		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/25/2022
Zoning	969745	1450	1450	E	ROSEDALE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/25/2022
Zoning	969746	2816	2816		Vanhorn		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Short term rental	2/25/2022
Zoning	969748	5112	5112		Keating		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/25/2022
Zoning	969752	9116	9116		SETTLERS PEAK		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/25/2022
Zoning	969753	8269	8269		Lupine	E	CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone XR;model_id=iPhone11,8;device_id=5dc08dd7e896c879f1914d93;registered=11/04/2019 02:45:11 PM - Airbnb	2/25/2022
Zoning	969757	4824			Westcreek		complainant says its a possible airbnb	2/25/2022
Zoning	969759	4824			Westcreek		Airbnb	2/25/2022
Zoning	970731	4912	4912		Ridglea		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iOS (iPhone14,4);model_id=iPhone14,4;device_id=62229a2ae8969bbec36972fc;registered=03/04/2022 05:00:58 PM - This home is an AirBNB. I've seen people multiple different cars have been at this home for weekends. The door has a lock box on it. The listing on Airbnb is also very close to where the home actually is.	3/4/2022
Zoning	970735	7273	7273		DECOY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Air BNB being run out of this household creating trash, loud noise, blocking the streets and neighboring driveways	3/5/2022

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	970915	1504	1504		SMILAX		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Brad Roberts 817 683 8858 states home for sale that has been modified /added enclosed porches now have added wall to the enclosed porches is not sure permits were pulled for the outside modifications. Realtor advertised it as a short term rental but then changed to multi family. Caller is concerned over the short term rental aspect. Caller states has screenshot of the listing listed as a short term rental type.	3/7/2022
Zoning	971436	3727	3727	W	BIDDISON		CE - Home Occupation: What type of business? reporting air bnb being run out of this house - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Outside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - Brady Johnson braydo13@gmail.com reporting air bnb being run out of this house	3/10/2022
Zoning	971490	11400	11400		PETUNIA		CE - Home Occupation: What type of business? air bnb at this location - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - air bnb at this location	3/11/2022
Solid Waste Violation	972440	0	0		4171 CAROLYN		CE - Solid Waste Violations: What is the violation? Garbage Bags,Carts Stored in View (Front Yard), - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Home is being rented out as an airbnb-against city code for this neighborhood	3/20/2022
Property Maintenance	972951	8011	8011		Julie		Air BnB being operated out of the property. complainant contact number is 817-371-1476.	3/23/2022
Zoning	972951	8011	8011		Julie		Air BnB being operated out of the property. complainant contact number is 817-371-1476.	3/23/2022
Solid Waste Violation	972951	8011	8011		Julie		Air BnB being operated out of the property. complainant contact number is 817-371-1476.	3/23/2022
Zoning	974278	4200	4200		Lakewood		Short term rental	4/1/2022
Zoning	974841	3136	3136		WABASH		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The owner of 3136 has been using her house for short term rental for the past 10 months creating issues in the community.	4/5/2022
Zoning	975435	3829	3829		BYERS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - short term rental	4/8/2022
Zoning	975639	1225	1225	W	ARLINGTON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/rooms/52790315?source_impression_id=p3_1649528539_C0n6nEqt2rvarMcG">https://www.airbnb.com/rooms/52790315?source_impression_id=p3_1649528539_C0n6nEqt2rvarMcG</a>	4/9/2022
Property Maintenance	975759	8011	8011		JULIE		CE - Property Maintenance : What is the violation? Accumulation of Trash and Debris - Where is the violation located? Side Yard - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Caller reports Airbnb resident has accumulation of trash on side of house and ground and waste oil dumped by water meter at front at 8011 JULIE AVE Paul Thuman 817-371-1476	4/11/2022
Zoning	975777	3721	3721		EL CAMPO		CE - Other Similar Zoning Activities: What is occurring on the property? Airbnb there was a strange car pick there all weekend the plate was a texas plate - What type of property? Residence - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	4/11/2022
Solid Waste Violation	975777	3721	3721		EL CAMPO		CE - Other Similar Zoning Activities: What is occurring on the property? Airbnb there was a strange car pick there all weekend the plate was a texas plate - What type of property? Residence - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	4/11/2022
Zoning	976437	2409	2409		DILLARD		CE - Substandard Rental Property-Single Family and Duplexes: What is the issue? landlord in making house a short term rental home - renting out rooms **plumbing issues - Where is the issue located? Inside Structure - Is the unit occupied? Yes - How long has the violation existed? 3-7 Days - Was the property owner notified? No - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No	4/14/2022

## Exhibit "A-4"



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	976489	0	0		1225 W ARLINGTON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/rooms/52790315?source_impression_id=p3_1649973844_D%2BcKTZew22mspsE">https://www.airbnb.com/rooms/52790315?source_impression_id=p3_1649973844_D%2BcKTZew22mspsE</a>	4/14/2022
Zoning	977629	0	0		9524 WATERCRESS		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Short Term Rental being used in A-5 Single Family Zoning.	4/21/2022
Zoning	977812	9524	9524		Watercress		Short Term Rental	4/22/2022
Zoning	977943	11236	11236		GOLDEN TRIANGLE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.4.1;model=iPhone 6s Plus;model_id=iPhone8,2;device_id=612bcfc8e8966a907b8adc1e;registered=08/29/2021 01:19:52 PM - Appears to be short term rental	4/24/2022
Multi-Family	978193	6349	6349		SLOOP		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 04/23/2022 12:00:00 AM - What is the issue? This Home is an AirBNB within a community with an HOA. The AirBNB is against HOA bylaws. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes	4/25/2022
Solid Waste Viol	978193	6349	6349		SLOOP		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 04/23/2022 12:00:00 AM - What is the issue? This Home is an AirBNB within a community with an HOA. The AirBNB is against HOA bylaws. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes	4/25/2022
Zoning	978783	7953	7953		Hidden Brook		Possible Short Term Rental. Per complaint there are always several vehicles here with different plates from different state almost every week. Said they park in front of other neighboring properties. Complainant wants to be updated on every inspection moving forward.	4/28/2022
Multi-Family	978930	4300	4300		Kenwood		High grass and weeds and report of Airbnb at one of the units. Received email on complaints.	4/29/2022
Zoning	978947	6004	6004		PADDLEFISH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.4.1;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=6005ac0fe89684aa3dfec0bf;registered=01/18/2021 09:41:03 AM - Homeowners is allowing short term rental on Airbnb	4/29/2022
Zoning	979199	1011	1011 W		ALLEN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - They have been using half of the duplex as an air bnb. We found the listing on air bnb after noticing their guests continuously parking in front of our apartment	5/2/2022
Zoning	979201	0	0		1011 W ALLEN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - At least one half of this duplex is an Air BnB short term rental. New people come and go every week. Attached the Air BnB listing. The surrounding homes and street are seen through the windows in the photos.	5/2/2022
Zoning	979210	3716	3716		El Campo		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Linda Stewart - 817 223 4436 short term house rental / AirBnb	5/2/2022
Property Mainte	979289	216	216 N		LONG RIFLE		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure,Front Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - construction going on at this property but no permit has been pulled. looks like they are gutting the home. is afraid it will be turned into a multi short term rental.	5/2/2022

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	979289	216	216	N	LONG RIFLE		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure, Front Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - construction going on at this property but no permit has been pulled. looks like they are gutting the home. is afraid it will be turned into a multi short term rental.	5/2/2022
Vehicle	979983	3516	3516	W	Biddison		Three junk motor vehicles in the back yard and short term rental.	5/5/2022
Zoning	979983	3516	3516	W	Biddison		Three junk motor vehicles in the back yard and short term rental.	5/5/2022
Zoning	980242	1831	1831		FAIRMOUNT		CE - Other Similar Zoning Activities: What is occurring on the property? Air BnB being ran out of this location - What type of property? Residence - Where located on property? Front Yard - How long has it existed? 1 Month - 6 Months - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No	5/6/2022
Zoning	980738	5801	5801		BRAHMA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Airbnb, short term rental. 5801 Brahma Trail. Site of shooting 5/7/22 during house party. <a href="https://www.airbnb.com/rooms/49215314?check_out=2022-07-03&amp;check_in=2022-06-26&amp;adults=2&amp;guests=2&amp;s=42&amp;unique_share_id=490647cf-8e49-4ccd-a175-ee86dc66c84a">https://www.airbnb.com/rooms/49215314?check_out=2022-07-03&amp;check_in=2022-06-26&amp;adults=2&amp;guests=2&amp;s=42&amp;unique_share_id=490647cf-8e49-4ccd-a175-ee86dc66c84a</a>	5/10/2022
Zoning	980883	10229	10229		LONG RIFLE		CE - Zoning: What is the violation? Illegal Land Use, Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The properties interior living areas have been converted to accommodate 7 short term tenants. Tenants pay weekly rent. It may also be used as an AirBNB.	5/10/2022
Zoning	982738	3801	3801		El Campo		Caller states there is a Air BnB present.	5/20/2022
Zoning	983087	6920	6920		CRAIG		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This STR is in continual use by numerous Air BnB clients. Typically on each weekend. Insofar as the use of this structure is a blatant Violation of City Code, why has the property owner not been fined. According to Mr. Valdez ( code inspector) this is an "open case". This property is clearly in violation of the City of FTW ordinance prohibiting its use as an STR. Why has no fine been levied ? Attached is a photo of this week's STR occupation.	5/22/2022
Multi-Family	983965	3906	3906	W	7th		CE - Multi-Family - Rental Complexes : Have you notified management? No - If yes, when was management notified? 05/29/2022 12:00:00 AM - What is the issue? Using property as short term rental - Where is the issue located? Within an Occupied Unit - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=android;app_ver=3.25.0;os=Android;os_ver=12;model=Android LM-V600;model_id=LM-V600;device_id=5f430872e896d236076441fb;registered=08/23/2020 07:23:14 PM - Renting Rooms As Short Term Rentals	5/29/2022
Zoning	985192	6445	6445		ROSEMONT		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.5;model=iPhone 8 Plus;model_id=iPhone10,2;device_id=629922ebe89656a3fb3f092c;registered=06/02/2022 03:51:56 PM - Property at 6445 Rosemont is being used as a short term rental since Sept 2021. Both the primary house and finished detached garage repeatedly have different tenants with out of state license plates.	6/4/2022
Zoning	985956	1012	1012		Hawthorne		CE - Other Similar Zoning Activities: What is occurring on the property? Resident sold home, she told neighbors the new owner is turning it into an Air BnB - they're wanting to have this up/running this week. - What type of property? Residence - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No	6/8/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	986167	555	555		ELM		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Depending on date availability, there are up to 8 units within The Depot Apartments that are being actively listed for short term rentals on AirBNB. This is a violation of Fort Worth City Ordinance/Code. 5 of these units are being listed by the Front Desk/Management, while the remainder appear to be listed by a single individual. As a paying lessee of a unit within this complex, the constant rotation of transient short term renters poses safety and security risks, as well as promotes the degradation of the property through non-adherence to trash and other policies.	6/9/2022
Multi-Family	986167	555	555		ELM		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Depending on date availability, there are up to 8 units within The Depot Apartments that are being actively listed for short term rentals on AirBNB. This is a violation of Fort Worth City Ordinance/Code. 5 of these units are being listed by the Front Desk/Management, while the remainder appear to be listed by a single individual. As a paying lessee of a unit within this complex, the constant rotation of transient short term renters poses safety and security risks, as well as promotes the degradation of the property through non-adherence to trash and other policies.	6/9/2022
High Grass/Weed	987360	2706	2706		BOMAR		CE - High Grass: What is the height of the grass? 12' (inches) or Higher - Where is the high grass located? Front Yard - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - House being rented out as an Air BnB - front yard at least is over 12"	6/14/2022
Zoning	987360	2706	2706		BOMAR		CE - High Grass: What is the height of the grass? 12' (inches) or Higher - Where is the high grass located? Front Yard - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - House being rented out as an Air BnB - front yard at least is over 12"	6/14/2022
Solid Waste Violation	988192	3721	3721		El Campo		CE - Solid Waste Violations: What is the violation? Carts Stored in View (Front Yard) - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Garbage Cart (FW435995) sitting outside in front yard at this location for 2 weeks - possibly running Airbnb Linda Stewart 817-223-4436	6/17/2022
Zoning	989011	9524	9524		WATERCRESS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - 8174543533- Bill Tatum states Air BnB being ran out of this home; sending pic to 1234@fortworthtexas.gov gave caller ref#	6/22/2022
Zoning	989902	436	436		Windy Knoll		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - The home owners are renting the home out for a airbnb	6/27/2022
Solid Waste Violation	990500	3801	3801		El Campo		CE - Solid Waste Violations: What is the violation? Garbage Bags - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - linda stewart 817-223-4436 trash bag on the curb on owasso side of house air bnb frequently in violation	6/30/2022
Zoning	992280	4628	4628		Belladonna		CITIZEN INITIATED, AIRBNB/BR	7/12/2022
Zoning	992776	3144	3144		6TH		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Residential house being used as a hotel. Advertised in airbnb. 8 occupants being rented to in a 2 bedroom house. House has a rodent issue inside & out.	7/15/2022
Zoning	992894	725	725		OAKWOOD		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Link to ad on AirBNB. we have had parties and underage drinking in past. <a href="https://www.airbnb.com/rooms/38757965?adults=1&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20TX%2076112&amp;check_in=2022-08-15&amp;check_out=2022-08-22&amp;federated_search_id=e8e5c354-554a-437c-a790-e602758f8399&amp;source_impression_id=p3_1657915549_X4JULoQsUdJODJtn">https://www.airbnb.com/rooms/38757965?adults=1&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20TX%2076112&amp;check_in=2022-08-15&amp;check_out=2022-08-22&amp;federated_search_id=e8e5c354-554a-437c-a790-e602758f8399&amp;source_impression_id=p3_1657915549_X4JULoQsUdJODJtn</a>	7/15/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	992980	3737	3737		BUNTING		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - 3737 Bunting Ave. 76107 is being used and advertised as an Air <a href="https://www.airbnb.com/rooms/668519758248825848?adults=2&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2023-03-21&amp;check_out=2023-03-28&amp;federated_search_id=d188052b-c679-41f8-94ca-3c2411610db8&amp;source_impression_id=p3_1657990922_fOXqTTn5n5ig%2B5ja">https://www.airbnb.com/rooms/668519758248825848?adults=2&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2023-03-21&amp;check_out=2023-03-28&amp;federated_search_id=d188052b-c679-41f8-94ca-3c2411610db8&amp;source_impression_id=p3_1657990922_fOXqTTn5n5ig%2B5ja</a>	7/16/2022
Substandard Building	992998	0	0		4337 BIRCHMAN		CE - Substandard Building : What is the issue? Is there a permit for the new garage structure (concerned about the potential for illegal short term rental) - Is the structure a collapse hazard? No - Is the structure occupied? No - What type of structure is it? Accessory Structure (Detached Garage, Shed) - How long has the violation existed? Less than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Concern about the potential for illegal building of short term rental space	7/16/2022
Zoning	992998	0	0		4337 BIRCHMAN		CE - Substandard Building : What is the issue? Is there a permit for the new garage structure (concerned about the potential for illegal short term rental) - Is the structure a collapse hazard? No - Is the structure occupied? No - What type of structure is it? Accessory Structure (Detached Garage, Shed) - How long has the violation existed? Less than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Concern about the potential for illegal building of short term rental space	7/16/2022
Zoning	993067	4924	4924		CALMONT		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - home has been used as an AirBNB for over a month. every weekend there is a new person staying at the property	7/18/2022
Zoning	993209	1406	1406	N	MAIN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Brianna 863 3020348- rented Airbnb at this address; bed bugs on bed & blood stains on sheets; upstairs loft. only stated that night; states reviews on airbnb websites show review from after callers stay with the same issues. you go up black stair case; loft is above Byblos Mediterranean Lebanese. airbnb is currently still be advertised on airbnb site	7/18/2022
Zoning	993907	8609	8609		HIDDEN MEADOW		CE - Zoning: What is the violation? Illegal Land Use, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - PROPERTY ADVERTISED ON AIRBNB FOR SHORT TERM RENTAL ON INDIVIDUAL ROOMS <a href="https://www.airbnb.com/rooms/556895832947586062?adults=1&amp;location=eagle%20mountain%20lake%2C%20fort%20worth%2C%20tx&amp;check_in=2022-08-14&amp;check_out=2022-08-20&amp;federated_search_id=115f06c5-a7b6-40e3-b07c-0e2ce69d1320&amp;source_impression_id=p3_1658433218_RE8vV%2BRxcNvmanP2">https://www.airbnb.com/rooms/556895832947586062?adults=1&amp;location=eagle%20mountain%20lake%2C%20fort%20worth%2C%20tx&amp;check_in=2022-08-14&amp;check_out=2022-08-20&amp;federated_search_id=115f06c5-a7b6-40e3-b07c-0e2ce69d1320&amp;source_impression_id=p3_1658433218_RE8vV%2BRxcNvmanP2</a>	7/21/2022
Zoning	994252	5200	5200		MERCED		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Front Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone X;model_id=iPhone10,6;device_id=6140b0e16d3e95dbcd0cece1;registered=09/14/2021 09:25:37 AM - Short-term rental operating at this address since new owners bought the property at 5200 Merced Drive, 76137. Here's the AirB&B listing: <a href="https://www.airbnb.com/rooms/672744584098837318?check_in=2023-05-05&amp;check_out=2023-05-12&amp;guests=1&amp;adults=1&amp;s=67&amp;unique_share_id=5cfa350b-c6fc-46af-9b5e-7305153b5392">https://www.airbnb.com/rooms/672744584098837318?check_in=2023-05-05&amp;check_out=2023-05-12&amp;guests=1&amp;adults=1&amp;s=67&amp;unique_share_id=5cfa350b-c6fc-46af-9b5e-7305153b5392</a>	7/24/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	994260	8309	8309		WOODLAND		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.3.1;model=iPhone X;model_id=iPhone10,6;device_id=6140b0e16d3e95dbcd0cece1;registered=09/14/2021 09:25:37 AM - Short-term AirB&B rental at 8309 Woodland Way, 76137. <a href="https://www.airbnb.com/rooms/21126524?adults=1&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20TX%2076137%2C%20USA&amp;check_in=2022-10-09&amp;check_out=2022-10-16&amp;source_impression_id=p3_1658694497_ra%2BXnWYBV%2FR7Jmcp">https://www.airbnb.com/rooms/21126524?adults=1&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20TX%2076137%2C%20USA&amp;check_in=2022-10-09&amp;check_out=2022-10-16&amp;source_impression_id=p3_1658694497_ra%2BXnWYBV%2FR7Jmcp</a>	7/24/2022
Zoning	994403	5200	5200		MERCED		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.5;model=iPhone 11;model_id=iPhone12,1;device_id=5ec6dc74e896d2360761a635;registered=05/21/2020 02:54:29 PM - House is in our single family neighborhood is being used as an Air BNB. They also left multiple bags of trash sitting out which the garage truck would not pick up.	7/25/2022
Zoning	994638	5200	5200		MERCED		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Residence is listed online at AirBnB.com as a house that sleeps FIFTEEN PEOPLE. There is NO way this could be allowed at this location.	7/26/2022
Solid Waste Viol	994856	5049	5049		Bedfordshire		CE - Solid Waste Violations: What is the violation? Carts Stored in View (Front Yard) - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.5;model=iPhone XS Max;model_id=iPhone11,6;device_id=5ed79ad0e896d2360761f524;registered=06/03/2020 07:42:56 AM - This is a VRBO residence. The trash bins have either been left in the street for weeks at a time or stored outside the fence in the front yard for several months.	7/28/2022
Zoning	994864	5200	5200		MERCED		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This home is being used as an STR, touting up to 15 guests at a time. Here is the AirBnB listing: <a href="https://www.airbnb.com/rooms/672744584098837318">https://www.airbnb.com/rooms/672744584098837318</a> It also violates our HOA and they have been contacted as well.	7/28/2022
Zoning	995024	6905	6905		ANDRESS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The person who purchased the home at 6905 Andress Dr has been using it as a short term rental since he bought it about a year ago. I didn't realize STRs were illegal in FW or I would have notified you earlier. There are sometimes lots of people in the house, they are in the backyard late at night making lots of noise, and they do not take their trash/recycle back and forth to the curb as required so there is often trash blowing in the neighborhood and the cans in the street. I can let you know when renters are there if that is needed. Thank you	7/29/2022
Solid Waste Viol	995024	6905	6905		ANDRESS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The person who purchased the home at 6905 Andress Dr has been using it as a short term rental since he bought it about a year ago. I didn't realize STRs were illegal in FW or I would have notified you earlier. There are sometimes lots of people in the house, they are in the backyard late at night making lots of noise, and they do not take their trash/recycle back and forth to the curb as required so there is often trash blowing in the neighborhood and the cans in the street. I can let you know when renters are there if that is needed. Thank you	7/29/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	995171	2801	2801		Frazier		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=android;app_ver=3.25.0;os=Android;os_ver=12;model=Android SM-A716U;device_id=62e4d28be896f2245bd1dfe3;registered=07/30/2022 01:41:15 AM - It's 2803 not 2801 it's down stairs unit. Loud music and constant traffic and fighting from airbnb guest from down stairs unit.	7/30/2022
Solid Waste Violation	996338	6445	6445		ROSEMONT		CE - Solid Waste Violations: What is the violation? Garbage Bags - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=android;app_ver=3.25.0;os=Android;os_ver=12;model=Android SM-N975U;device_id=5df02272e896c879f19216ce;registered=12/10/2019 04:55:46 PM - Air bnb	8/1/2022
Zoning	996363	10429	10429		Nettie		Citizen initiated. short term rental reported to me via email	8/1/2022
Zoning	996804	10229	10229		LONG RIFLE		Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Hi, In the last few months we have noticed an increase in the number of vehicles parked in the driveway and street, all associated with the 10229 home. While there is nothing illegal with parking on the side of the public street, I am believe I've identified an even larger concern. The home is on TAD as a 2bd, but I found it listed online as 1bd. In this listing though, multiple rooms were shown, at least 5-6 distinct bedrooms (https://www.rentable.co/fort-worth-tx/10229-long-rifle-drive). I think it was right after the previous owner sold it, the garage was sealed/enclosed as if to add another room. At that time we assumed it was to increase the value so the home could be sold again for profit. Following my discovery of this listing I became suspicious there were multiple tenants living there. I've continued to research and have found the official listing here: (https://www.padsplit.com/rooms-for-rent/tx/fort-worth/falcon-ridge-legacy/live-in-falcon-ridge-legacy-a-8-mins-drive-to-transit-stop-westside-business-park/926?priceMin=50&priceMax=500&noMoveInFee=false&sortBy=&nextDayMoveIn=false). It shows 8 parking spaces and PadSplit is marketing itself as a competitor to Airbnb that attracts higher quality tenants to their short term rentals. The entity that owns the home is some company, ORT or something like that in Georgia. There was very little information about their business. But I know the "owner" does NOT live there. I am concerned as I believe we are zoned for single family or residential use. I believe there are multiple independent parties living in this residence and am not sure if the home can be used that way. Also it appears to be listed	8/3/2022
Zoning	996941	3414	3414	W	4th		Short term rental.	8/3/2022
Property Maintenance	997210	3940	3940		ANEWBY		CE - Property Maintenance : What is the violation? Accumulation of Trash and Debris,Open and Vacant Structure,Outside Storage - Where is the violation located? Front Yard - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - CCC - this is a short term rental- the people have dumped trash on the side of the house- it is creating rodents- the trash is not being taken to the curb either for garbage pick up day.	8/4/2022
Zoning	997415	1809	1809		CARL		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - Linda Fulmer lindafulmer@sbcglobal.net (817) 451-8740 Code Enforcement A realtor has listed a home in Meadowbrook and is promoting it as an investor special party house for Airbnb in a single family neighborhood. He even cites parking for buses. This is a modest neighborhood. We have notified him to revise the listing, but thought Code should know: https://www.realtor.com/realestateandhomes-detail/1809-Carl-St_Fort-Worth_TX_76103_M73577-82126	8/6/2022
Zoning	997426	3705	3705		COLLINWOOD		CE - Other Similar Zoning Activities: What is occurring on the property? this address is an air bnb- and renters are having a party & guest and party guest are parking in street where a permit is required - What type of property? Residence,Right of Way - Where located on property? Street - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - April 817 360 7482- this address is an air bnb- and renters are having a party & guest and party guest are parking in street where a permit is required	8/6/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	997450	5200	5200		MERCED		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? Yes - Occupied Airbnb rental observed. Multiple children, Louisiana plates on multiple cars in driveway, pizza being delivered.	8/6/2022
Zoning	997453	5200	5200		MERCED		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - About a dozen people checked in today Aug. 6, 2022. House is being advertised on VRBO <a href="https://www.vrbo.com/2915440?adultsCount=4&amp;arrival=2022-08-22&amp;departure=2022-08-26&amp;unitId=3487480">https://www.vrbo.com/2915440?adultsCount=4&amp;arrival=2022-08-22&amp;departure=2022-08-26&amp;unitId=3487480</a>	8/6/2022
Zoning	997457	0	0		3836 CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Its still an airbnb. Called the cozy cowntown cottage. Look it up!	8/7/2022
Zoning	997458	2200	2200		HARRISON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Its an airbnb. Charming Home in Beautiful Convenient Neighborhood. Hosted by Ashlee	8/7/2022
Zoning	997471	5308	5308		WYNDROOK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - The house at 5308 Wyndrook Street has been operating a short term rental for about 2 years. I have reported several times to the HOA and the HOA issued a cease and desist order about one week ago, but the STR continues to operate even this weekend with several SUVs congesting the main road. The Airbnb listing can be found here: <a href="https://www.airbnb.com/rooms/47770122?adults=2&amp;children=0&amp;infants=0&amp;check_in=2022-09-22&amp;check_out=2022-09-29&amp;federated_search_id=9a514027-b9c3-41c1-b789-c6afc77b8eb4&amp;source_impression_id=p3_1657904300_Vkk2lqkHb6L5zn7Z">https://www.airbnb.com/rooms/47770122?adults=2&amp;children=0&amp;infants=0&amp;check_in=2022-09-22&amp;check_out=2022-09-29&amp;federated_search_id=9a514027-b9c3-41c1-b789-c6afc77b8eb4&amp;source_impression_id=p3_1657904300_Vkk2lqkHb6L5zn7Z</a> . There are reviews that can help show they are operating the STR, There are reviews even from this month, August of 2022. The Airbnb listing states guests can access the house from a lockbox. This lockbox is viewable from the road (public road and sidewalk) on the front door to the house. I was not aware that STRs were prohibited in our neighborhood until I started receiving emails from the City regarding my input on STRs. Had I known about this prohibition when I started complaining to the HOA about 1.5 years ago, I would have also filed code compliance complaint with the City at the same time.	8/7/2022
Zoning	997581	7752	7752		STANSFIELD		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6;model=iOS (iPhone13,2);model_id=iPhone13,2;device_id=61cb3a16e89618ac98cf4ef0;registered=12/28/2021 10:23:50 AM - Operating as Airbnb in residential neighborhood.	8/8/2022
Zoning	997997	1304	1304		SMILAX		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - The owner has renters park in his driveway, he switches the listing back and forth from Airbnb to VRBO. We are having all kinds of people that are unknown to our neighborhood stay anywhere from one day to a week at times. He rents out the back building in his backyard. He had it rented just last week and the couple was groping and rubbing on each other in front yard. Kids and families live in our neighborhood. He has had the Airbnb for at least 6 months or more. We have been tolerant but due to his attitude and the way he treats others in the neighborhood, we would like to city to enforce the zoning and not allow the short term rental. The listing is under his wife's middle name Renee and does not list address.	8/10/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	998893	6014	6014		CALLOWAY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=android;app_ver=3.25.0;os=Android;os_ver=12;model=Android SM-G781U;model_id=SM-G781U;device_id=60fb9783e8969aa9b60952be;registered=07/23/2021 11:30:59 PM - There are different cars and people at this house every few days. They don't seem to understand the rules for trash pickup. I think it's being used for short term rental	8/16/2022
Solid Waste Viol	998893	6014	6014		CALLOWAY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=android;app_ver=3.25.0;os=Android;os_ver=12;model=Android SM-G781U;model_id=SM-G781U;device_id=60fb9783e8969aa9b60952be;registered=07/23/2021 11:30:59 PM - There are different cars and people at this house every few days. They don't seem to understand the rules for trash pickup. I think it's being used for short term rental	8/16/2022
Zoning	998944	0	0		10500 HORN FROG		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Short term rental unit at 10500 horn frog st. Numerous cars and foot traffic. Being used as a frat house as well. Listed on AirBNB. Renting for \$299/night https://www.airbnb.com/rooms/613240034369054479?guests=1&adults=1&s=67&unique_share_id=d3c77857-4860-4f7c-9300-e368ed091e3f	8/17/2022
Zoning	999200	10500	10500		Horn Frog		Address: 0000 10500 HORN FROG Status: In Violation Submitted By: McDade, Michael (Private Citizen) (CSR Import) Phone: 817-847-2940 Email: tolei@sbcglobal.net Comments: CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Short term rental unit at 10500 horn frog st. Numerous cars and foot traffic. Being used as a frat house as well. Listed on AirBNB. Renting for \$299/night https://www.airbnb.com/rooms/613240034369054479?guests=1&adults=1&s=67&unique_share_id=d3c77857-4860-4f7c-9300-e368ed091e3f Last Updated: Aug 18 2022 12:52PM (0 days ago) Entered By: Automated System Entered Date: 8/17/2022 10:16:01 AM	8/18/2022
Zoning	999391	8028			Gila Bend		Good evening Christina, I live in Park Glen on Gila Bend Ln. I wanted to report an Airbnb house on my street. The current renter of 8028 Gila Bend Ln has 2 different bedrooms posted. We see different cars parked out front with different people coming and going. We do not feel its safe for our street, kids or our community to have these here. Isn't this illegal in the city of Fort Worth? I have attached the links. Thanks Pilar Armendariz-Alfaro.	8/19/2022
Zoning	999392	8028			Gila Bend		STR- Good evening Christina, I live in Park Glen on Gila Bend Ln. I wanted to report an Airbnb house on my street. The current renter of 8028 Gila Bend Ln has 2 different bedrooms posted. We see different cars parked out front with different people coming and going. We do not feel its safe for our street, kids or our community to have these here. Isn't this illegal in the city of Fort Worth? I have attached the links. Thanks Pilar Armendariz-Alfaro.	8/19/2022
Zoning	999498	3521	3521		PLYMOUTH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6;model=iOS (iPhone14,2);model_id=iPhone14,2;device_id=5f3071dce896d2360763e29a;registered=08/09/2020 04:59:56 PM - I just found out my neighbor is renting their home as a short term rental. I am concerned about my safety after a murder happened at another short term rental down the street from me. Please fine these people. Please see this link: https://www.airbnb.com/rooms/626669586804937873?check_in=2022-09-09&check_out=2022-09-12&guests=1&adults=2&s=67&unique_share_id=3cac02e4-fd34-40eb-b099-1c0a410ec249	8/21/2022

## Exhibit "A-4"



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	999508	1563	1563		JOCELYN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iPhone XR;model_id=iPhone11,8;device_id=5f31e1c6e896d2360763eb57;registered=08/10/2020 07:09:42 PM - VRBO short term rental - had renters playing loud music outside far past midnight Friday night. It was uncovered that this property is being rented short term- https://t.vrbo.io/q53vUfpGsb	8/21/2022
Zoning	999621	1709	1709		EVERITT		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iOS (iPhone13,2);model_id=iPhone13,2;device_id=60d52c7ee896d58132a16da9;registered=06/24/2021 08:08:14 PM - Short term rental house	8/22/2022
Zoning	999665	1528	1528		Jocelyn		Short term rental property complaint.	8/23/2022
Zoning	999678	1709	1709		EVERITT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - https://abnb.me/UyXxVA8hEsb https://www.vrbo.com/9620266ha?noDates=true&unitId=8702346	8/23/2022
Zoning	999681	1528	1528		JOCELYN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - https://abnb.me/JbnS3ndiEsb https://www.vrbo.com/9671024ha?noDates=true&unitId=8753308	8/23/2022
Zoning	999682	1563	1563		JOCELYN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - https://abnb.me/23bEaiciEsb https://www.vrbo.com/9715811ha?noDates=true&unitId=8798099	8/23/2022
Zoning	999689	12129	12129		Prudence		Short term rental property.	8/23/2022
Zoning	999712	1563	1563		JOCELYN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iOS (iPhone14,3);model_id=iPhone14,3;device_id=5fb92dbfe896cf31ad3eb1e;registered=11/21/2020 09:09:51 AM - Short term rental. Throwing pool parties and having over flow of guest. https://www.airbnb.com/rooms/684466560745293973?check_out=2022-12-20&adults=1&check_in=2022-12-13&s=42&unique_share_id=B4BB14EA-D2E3-4233-B337-4730A7E59F9C&_branch_referrer=H4sIAAAAAAAAAA8soKskottLXT0zKS9LLTdTU3Mk5yTcxMznQtTrjPS0rOyUyx9Sx3DDjwdy5NNKpydjNldg92yTII889yqjlyNdM1NM%2FzCcrW9S2JCvbljPA3Mw%2FXzXlpdAvVNTQxrnQ2DAQAKODbVmA8AAAA%3D&fbclid=IwAR0GCUa2zCF0cGSDJOVOjBz256-17nLRk-MtZSNIXO67W-JDqFU-143yC1Q&_branch_match_id=1090656136094028891&source_impression_id=p3_1661271049_Y1FZjtMsOQmiU9jN	8/23/2022
Zoning	999713	1705	1705		Everitt		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iOS (iPhone14,3);model_id=iPhone14,3;device_id=5fb92dbfe896cf31ad3eb1e;registered=11/21/2020 09:09:51 AM - Short term rental. https://www.airbnb.com/rooms/52699909?check_out=2022-09-30&adults=1&check_in=2022-09-23&s=42&unique_share_id=C2208C3F-994D-4E7F-BB25-85243C38DB4&_branch_referrer=H4sIAAAAAAAAAA8soKskottLXT0zKS9LLTdTUPrYyOCHO0yHATrjPS0rOyUyx9Sx3DDIqKnA0TYSicXVMNTDPDA%2FLTwxzqXQM985Pi%2FKPMEsJOS1iIT2c7R08zSiNy%2BNL4mqcE1yTU13cQQAoerEqmAAAA%3D&fbclid=IwAR2rpA5fXTEAe07iWVoaVDyAWkofZOX6dT-pdY3NA9FIQ_7u_tZxEbEegDA&_branch_match_id=1090656136094028891&source_impression_id=p3_1661270913_6PXdcntJH5CzZ0X	8/23/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	999715	1528	1528		JOCELYN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iOS (iPhone14,3);model_id=iPhone14,3;device_id=5fb92dbfe896fcf31ad3eb1e;registered=11/21/2020 09:09:51 AM - Short term rental. https://www.airbnb.com/rooms/579768111132132690?check_out=2022-09-02&adults=1&check_in=2022-08-26&s=42&unique_share_id=A9C254ED-693E-4CB5-A149-422606C51896&_branch_referrer=H4sIAAAAAAAAAA8soKSkottLXT0zKS9LLTdX3SsoLNs5LyXQtTrjPS0rOyUyx9Sx3DDlqTSv2yqrK8jHxs7B0Mgwv80029PXOzMt0LluscSzOjQ8xy3X1jQyODMozy6us9M%2BqCPDOSSx1dAUAwpyOpmAAAAA%3D&fbclid=IwAR2ufsJzjL4N89B1WvMc1MKiniAvYzAkm_T6mEMYSYRn6nyyOjPKlauAE&_branch_match_id=1090656136094028891&source_impression_id=p3_1661270975_pH52vzv0OUW4Y%2F9q	8/23/2022
Zoning	999989	1528	1528		JOCELYN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iOS (iPhone13,2);model_id=iPhone13,2;device_id=60d52c7ee896d58132a16da9;registered=06/24/2021 08:08:14 PM - Short term rental	8/24/2022
Zoning	1000281	2109	2109		6TH		CE - Other Similar Zoning Activities: What is occurring on the property? airbnb - What type of property? Residence - Where located on property? Back Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	8/26/2022
Zoning	1000407	5308	5308		WYNDROOK		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6;model=iOS (iPad12,1);model_id=iPad12,1;device_id=625788f0e89674c5a1c8dc0a;registered=04/13/2022 09:37:36 PM - Short term rental still operating. House had 9 vehicles in the driveway and street last week. Now the house has 5 different vehicles in the driveway and street so far tonight. STR still operating.	8/27/2022
Multi-Family	1001566	7752	7752		STANSFIELD		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 08/01/2022 12:00:00 AM - What is the issue? Air BNB at home in residential neighborhood - Where is the issue located? Within a Vacant Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No	9/4/2022
Zoning	1001882	1820	1820		CLOVER		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - per email rcvd - The house located at 1820 Clover Lane, is a short term rental property. The ordinance for short term rentals in this area, requires it to be rented for a minimum of 30 days. The owners of this property are violating this ordinance by renting to people for shorter periods of time. In the past 6 weeks, there have been 5 different parties renting this property. The owner has been cited, in the past, for not complying with the ordinance. Please get someone to enforce this ordinance.	9/6/2022
Zoning	1001925	5200	5200		MERCED		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iPhone11;model_id=iPhone12,1;device_id=5ec6dc74e896d2360761a635;registered=05/21/2020 02:54:29 PM - Illegal AirBNB Rental	9/6/2022
Zoning	1003802	10008	10008		COUGAR		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Our neighbors just started using their home as a short term rental. I'm under the impression that is not allowed in our residential neighborhood. And I cannot find their listing on any known "Airbnb" type website.	9/14/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Solid Waste Violation	1004081	2517	2517		GOLDENROD		CE - Solid Waste Violations: What is the violation? Carts Out Too Late, - How long has the violation existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This is a new VRBO and has been a weekly occurrence of leaving garbage cans out too late or having them out at the complete wrong time of the week.	9/16/2022
Zoning	1005131	5100	5100		CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This house is being used for Airbnb. The person staying there for the week told me	9/20/2022
Zoning	1005134	5108	5108		CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - I have been seeing people in and out of this house. I did not know it was on airbnb and Vrbo until i looked it up	9/20/2022
Zoning	1005135	4798	4798		CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - On airbnb	9/20/2022
Zoning	1005136	0	0		4633 AND 4635 CALMONT AVE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Airbnb	9/20/2022
Zoning	1006033	1820	1820		CLOVER		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - The owner of this short term rental is in violation of the 30 day minimal rent ordinance. This is a recurring problem and has been reported on several occasions. The ordinance needs to be enforced. In the past 30 days, 4 different parties have stayed at this property. I have taken pictures of the vehicles that belong to the renters. This is just a sample, they are in violation continuously.	9/24/2022
Multi-Family	1006145	4909	4909		JAMESWAY		CE - Multi-Family - Rental Complexes : Have you notified management? No - What is the issue? New recycle cart with trash in it at curb at short term rental. - Where is the issue located? Common area - How long has the issue existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iPhone11;model_id=iPhone12,1;device_id=5e582f1aa416339675102920;registered=02/27/2020 03:05:30 PM - *New* Recycle cart at curb with Trash in it. This is not the same cart reported last week. It is in addition to. Last week's cart still is in same spot.	9/25/2022
Zoning	1006948	1307	1307		Circle Park		Short Term Rental Trash out late	9/28/2022
Solid Waste Violation	1006948	1307	1307		Circle Park		Short Term Rental Trash out late	9/28/2022
Zoning	1007867	4201	4201		CANDLEWIND		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - This home is on the corner of Candlewind and Old Mill Run in Fort Worth TX 76133. It faces my driveway which is on Candlewind. My home is at 7328 Old Mill Run. The former renter moved out yesterday and stated that the owner of the house SHE was going to turn it into a Airbnb. I contacted the Candleridge HOA to find out if the HOA supported Airbnb business in the neighborhood. They said they do not support it. I am concerned that this residence may become an Airbnb or worse a house that has multiple rooms rented out to unrelated people and is a tenement home. If I have the correct information, this is the current owner of the home. He purchased it in June 2021. Joshua Ronald Nelson 7804 Strathmill Drive The Colony, TX 77506 I hope that by contacting the City of Fort Worth Code Compliance before any actions is taken to change this house from single family into a group rental unit that something can be done to be assured that the owner is following Code compliance and it is being done properly. Additionally when checking for other Airbnb or VRBO's in the neighborhood, I found the following: 7324 Bramblewood Road, Fort Worth, TX 76133 This house is one street over from Old Mill Run.set up on Airbnb - listing doesn't show that anyone has rented it to date. I welcome a response from Code Compliance so that I can better understand how the City of Fort Worth handles these types of situations. Thank you, Virginia Anderson 817-368-1870	10/3/2022

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1007893	3705	3705		COLLINWOOD		CE - Other Similar Zoning Activities: What is occurring on the property? caller states this address is being run as an AirBnB- states the front of house & garage are being rented out via AirBnB. Spoke to someone coming out of the home and confirm with that person they rented it out. - What type of property? Residence - Where located on property? Driveway, Front Yard - How long has it existed? 6 Months - 1 Year - Is this an inquiry? No - Which department is this related to? Code Enforcement - Disposition Provided Information - Would you like to be contacted by a Code Officer? No - David - 8178888088- caller states this address is being run as an AirBnB- states the front of house & garage are being rented out via AirBnB. Spoke to someone coming out of the home and confirm with that person they rented it out.	10/4/2022
Zoning	1008474	1300	1300		MADELINE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Caller believes air bnb being ran out of residence. Carts are also left out all the time.	10/6/2022
Solid Waste Violation	1008474	1300	1300		MADELINE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Caller believes air bnb being ran out of residence. Carts are also left out all the time.	10/6/2022
Zoning	1008498	1528	1528		JOCELYN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This house has been an on going short term rental for months, which is not allowed in this area. There seems to be new occupants every week.	10/6/2022
Zoning	1008779	4624	4624		HARLEY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - CCC- Hugh Savage- 817-966-7451- doing short term rentals at the townhomes- less than 7 days and it is back to back- Please contact Hugh Savage- 817-966-7451-	10/10/2022
Zoning	1009069	4624	4624		Harley		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - CCC- Hugh Savage- 817-966-7451- doing short term rentals at the townhomes- less than 7 days and it is back to back- Please contact Hugh Savage- 817-966-7451	10/11/2022
Zoning	1009367	7324	7324		Bramblewood		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iPhone 11 Pro Max;model_id=iPhone12,5;device_id=5e2ca98aa4163396750f7645;registered=01/25/2020 02:48:10 PM - Air bnb at two locations in our neighborhood	10/12/2022
Zoning	1009399	4736	4736		CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This is a large duplex operating as a short term rental. Last weekend over ten people came out of one side of the duplex and there were more on the other side as well. There have been multiple cars and people coming and going from this house. Their cars took up the whole block. The other night I was awakened from screaming and and my dogs were scared to death. This house is listed on VRBO. I have not contacted the owner as I do not know who they are.	10/12/2022
Zoning	1009472	6037	6037		FANTAIL		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.0.2;model=iOS (iPhone15,3);model_id=iPhone15,3;device_id=634823c9e8968512867978e9;registered=10/13/2022 09:42:17 AM - AirBnB Operations are being conducted from this residence.	10/13/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1009775	701	701		RAINTREE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Listed on Airbnb for short term rentals. Owner does not live in the house; although, she has a homestead exemption. https://www.airbnb.com/rooms/726044456359586765?adults=2&location=Fort%20Worth%2C%20Texas%2C%20United%20States&check_in=2022-10-24&check_out=2022-10-26&source_impression_id=p3_1665796789_8KbfwrklyEpIIRA	10/15/2022
Zoning	1009858	3721	3721		EL CAMPO		CE - Home Occupation: What type of business? airbnb - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? No - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - caller believes they are running an airbnb at this location	10/17/2022
Zoning	1010487	2008	2008		FROSTED WILLOW		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - CCC-Anonymous-the house was bought & it was turned into an air bnb-	10/20/2022
Solid Waste Viol	1010794	5049	5049		BEDFORDSHIRE		CE - Solid Waste Violations: What is the violation? Carts Stored in View (Front Yard) - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.0.3;model=iPhone XS Max;model_id=iPhone11,6;device_id=62e85661e896f2245bd1fd5e;registered=08/01/2022 05:40:33 PM - This is a short term rental. Trash carts are often left in the street or stored in front of the residence	10/22/2022
Substandard Bui	1011303	2718	2718	S	JENNINGS		CE - Substandard Rental Property-Single Family and Duplexes: What is the issue? Caller is renting AirBNB reporting 1 smoke detector don't work and 1 old fire extinguisher, reported to mgmt around 7am, and no response; one-way in/out; trash in back; there are bedrooms upstairs - Where is the issue located? Inside Structure - Is the unit occupied? Yes - How long has the violation existed? More than 1 Week - Was the property owner notified? Yes - When was the property owner notified? 10/26/2022 12:00:00 AM - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - Caller is renting AirBNB reporting 1 smoke detector in kitchen don't work and 1 old fire extinguisher, reported to mgmt around 7am, and no response; one-way in/out; piles of trash in back; there are bedrooms upstairs; This is a makeshift rental; Caller plans to leave and states it is a living hazard	10/26/2022
Zoning	1011303	2718	2718	S	JENNINGS		CE - Substandard Rental Property-Single Family and Duplexes: What is the issue? Caller is renting AirBNB reporting 1 smoke detector don't work and 1 old fire extinguisher, reported to mgmt around 7am, and no response; one-way in/out; trash in back; there are bedrooms upstairs - Where is the issue located? Inside Structure - Is the unit occupied? Yes - How long has the violation existed? More than 1 Week - Was the property owner notified? Yes - When was the property owner notified? 10/26/2022 12:00:00 AM - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - Caller is renting AirBNB reporting 1 smoke detector in kitchen don't work and 1 old fire extinguisher, reported to mgmt around 7am, and no response; one-way in/out; piles of trash in back; there are bedrooms upstairs; This is a makeshift rental; Caller plans to leave and states it is a living hazard	10/26/2022
Solid Waste Viol	1011760	3109	3109		HUNTER		CE - Solid Waste Violations: What is the violation? Bulk Waste - Out of Cycle - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Dexter Robertson 817 455 1382 callers states they have bulk out their random times. This is a duplex. One side is vacant and other side is Airbnb.. They have bulk out right now.	10/31/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1011790	4201	4201		Candlewind		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - I understand that the city is currently exploring various Short Term Rental Regulations. Per: <a href="https://www.fortworthtexas.gov/short-term-rentals">https://www.fortworthtexas.gov/short-term-rentals</a> The city's Code Compliance Department investigates on a complaint basis. When violations are observed, warning/citations are issued to property owners. The city cannot issue citations based on advertisements or online bookings alone. What evidence is required to issue a citation? How can I as a resident best assist you in collecting evidence? We have one AIRBNB that popped up in the past week. I am including the address and URLs below. I want to formally start a complaint and investigation regarding this address. I understand this may take some time, but I want to ensure that the homeowners are following our zoning and covenants in the Candleridge Addition, which is zoned for single family homes. 4201 Candlewind Ln <a href="https://www.airbnb.com/rooms/735001439430161194?adults=1&amp;children=0&amp;infants=0&amp;location=Candleridge%2C%20Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-11-01&amp;check_out=2022-11-06&amp;federated_search_id=d4055f8b-6fc5-4088-9e27-a351c484a694&amp;source_impression_id=p3_1665587063_OT3xhgpXK9Xsfcd">https://www.airbnb.com/rooms/735001439430161194?adults=1&amp;children=0&amp;infants=0&amp;location=Candleridge%2C%20Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-11-01&amp;check_out=2022-11-06&amp;federated_search_id=d4055f8b-6fc5-4088-9e27-a351c484a694&amp;source_impression_id=p3_1665587063_OT3xhgpXK9Xsfcd</a> Thank you	10/31/2022
Zoning	1012592	11236	11236		GOLDEN TRIANGLE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Short term rental	11/3/2022
Zoning	1012707	6313	6313		HALIFAX		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - <a href="https://www.airbnb.com/rooms/50576238?check_in=2023-01-01&amp;check_out=2023-01-06&amp;guests=1&amp;adults=1&amp;s=67&amp;unique_share_id=cdeaa1a3-2d4c-4bcc-8b9c-c2c010636dd4">https://www.airbnb.com/rooms/50576238?check_in=2023-01-01&amp;check_out=2023-01-06&amp;guests=1&amp;adults=1&amp;s=67&amp;unique_share_id=cdeaa1a3-2d4c-4bcc-8b9c-c2c010636dd4</a>	11/4/2022
Zoning	1012869	2016	2016		FROSTED WILLOW		CE - Home Occupation: What type of business? Air BNB - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - Running Air BNB out of home	11/7/2022
Zoning	1012984	5049	5049		BEDFORDSHIRE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.0.3;model=iPhone XS Max;model_id=iPhone11,6;device_id=62e85661e896f2245bd1fd5e;registered=08/01/2022 05:40:33 PM - Short term rental over 2 years	11/7/2022
Zoning	1013189	3301	3301		WORTH HILLS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Side Yard - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iPhone XS;model_id=iPhone11,2;device_id=5d2257e2e89654f02354d474;registered=07/07/2019 03:36:50 PM - Short term rental and Gravel parking in side yard /city right of way.	11/8/2022
Zoning	1013426	3414	3414 W		4TH		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This duplex unit is operating as an Airbnb. According to FW zoning laws, this is a residential area; therefore STR are not allowed. Furthermore, the guests are often disruptive. Here is the link: <a href="https://www.airbnb.com/rooms/19821999?source_impression_id=p3_1668056986_ozhe3ALAB9Y3JIRy">https://www.airbnb.com/rooms/19821999?source_impression_id=p3_1668056986_ozhe3ALAB9Y3JIRy</a>	11/9/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1013665	2536	2536		DAISY		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Side Yard,Inside Structure, - How long has the violation existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Was woken up to a loud. raucous party last night after midnight at the new short term rental next door. Looked out the window and saw at least 8 people in the garage, driveway and side yard. <a href="https://www.airbnb.com/rooms/750727482633517801?adults=2&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-12-16&amp;check_out=2022-12-18&amp;source_impression_id=p3_1668189030_pxl9BvYKvhwk82n3">https://www.airbnb.com/rooms/750727482633517801?adults=2&amp;children=0&amp;infants=0&amp;location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;check_in=2022-12-16&amp;check_out=2022-12-18&amp;source_impression_id=p3_1668189030_pxl9BvYKvhwk82n3</a>	11/12/2022
Zoning	1013699	0	0		625 BLUE LAKE		CE - Zoning: What is the violation? Illegal Land Use,Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - This single family residential zoned house is being promoted as a short term rental on Airbnb. The neighbor across the street reports nuisance activity including parties at this house. <a href="https://www.airbnb.com/rooms/724058372872998935?source_impression_id=p3_1668429080_DOWGpgGHkELuE2O">https://www.airbnb.com/rooms/724058372872998935?source_impression_id=p3_1668429080_DOWGpgGHkELuE2O</a>	11/14/2022
Zoning	1013764	2353	2353		ASH GROVE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - caller thinks this addr is possibly a Short Term Rental or some sort of boarding house, said there is more than 20 people that lives there and they have at least 15 cars parked on the street & that makes it hard for other residents on the street	11/14/2022
Zoning	1014470	3709	3709		HARLEY		CE - Solid Waste Violations: What is the violation? Carts Out Too Late, - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Air BNB home; carts in the street for whole a hazard and have led to large dually trucks parking the wrong way up and down the street.	11/18/2022
Solid Waste Violation	1014470	3709	3709		HARLEY		CE - Solid Waste Violations: What is the violation? Carts Out Too Late, - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Air BNB home; carts in the street for whole a hazard and have led to large dually trucks parking the wrong way up and down the street.	11/18/2022
Zoning	1014971	4908	4908		STAPLES		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.7.1;model=iPhone7;model_id=iPhone9,3;device_id=5f626da3e896d2360764efeb;registered=09/16/2020 02:55:15 PM - The house continues to be AirBnB and many ppl.	11/24/2022
Zoning	1015001	8440	8440		HERON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/rooms/657250074568073468?adults=1&amp;children=0&amp;infants=0&amp;pets=0&amp;check_in=2022-12-01&amp;check_out=2022-12-06&amp;source_impression_id=p3_1669404647_8WnztRL3BZk%2FQoH1">https://www.airbnb.com/rooms/657250074568073468?adults=1&amp;children=0&amp;infants=0&amp;pets=0&amp;check_in=2022-12-01&amp;check_out=2022-12-06&amp;source_impression_id=p3_1669404647_8WnztRL3BZk%2FQoH1</a>	11/25/2022
Zoning	1015672	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Home is being used as a short term rental which is against HOA rules as well as zoning.	12/1/2022
Solid Waste Violation	1015672	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Home is being used as a short term rental which is against HOA rules as well as zoning.	12/1/2022
Zoning	1015776	3737	3737		WREN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Addresses are currently leased as Short Term Rentals (STR) by Stacks Property Services via Airbnb. Below is the business owners' contact information: Jeremy O. Spann STACKS PROPERTY SERVICES LLC 3737 WREN AVE FORT WORTH, TX 76133 Phone number: (817) 946-1299	12/2/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1015777	4201	4201		ANITA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Addresses are currently leased as Short Term Rentals (STR) by Stacks Property Services via Airbnb. Below is the business owners' contact information: Owner: TCU CWM LLC 4201 Anita Ave Fort Worth, TX 76109	12/2/2022
Zoning	1015778	2604	2604	W	BEWICK		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Addresses are currently leased as Short Term Rentals (STR) by Stacks Property Services via Airbnb. Below is the business owners' contact information: Owner: TCU HFP LLC 2604 W Bewick St Fort Worth, TX 76109	12/2/2022
Zoning	1015788	8921	8921		RANDOM		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.0.2;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=5d7a96a0e896f1b357bf6dec;registered=09/12/2019 02:04:00 PM - https://t.vrbo.io/qXTw3jojrnb Short term rental	12/2/2022
Zoning	1015815	2801	2801	W	BIDDISON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - currently leased as Short Term Rentals (STR) by Stacks Property Services via Airbnb. Below is the business owners' contact information: Jeremy O. Spann STACKS PROPERTY SERVICES LLC 3737 WREN AVE FORT WORTH, TX 76133 Phone number: (817) 946-1299 I'd like to confirm that this report I submitted will remain anonymous. I would prefer you do not include my name/ email address when you deal with this situation. Thank you, Eric Kasmire 9404430881	12/2/2022
Zoning	1015873	8417	8417		CROSSWIND		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.0.2;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=5d7a96a0e896f1b357bf6dec;registered=09/12/2019 02:04:00 PM - Short term rental https://t.vrbo.io/zqq6L8eTuvb	12/4/2022
Multi-Family	1016030	3448	3448		Baby Doe		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 12/05/2022 12:00:00 AM - What is the issue? HOA restrict short term rentals and multiple renters renting rooms in the house. Unknown renters seen monthly and multiple cars parked in driveway and sideways - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Owner never available at the property and some unknown member representing as owner's brother but no identification provided.	12/5/2022
Zoning	1016185	1728	1728		WASHINGTON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iPhone 11 Pro Max;model_id=iPhone12,5;device_id=5d589b8ae896f1b357bec69e;registered=08/17/2019 07:27:54 PM - Grey House at 1728 Washington Ave is being operated as a Short Term Rental in Air BnB. The house is zoned as two units but there are three. You can go on AirBnB and find the rentals that are available by the day The owner operates a few houses in Fairmont. Essentially as a hotel and not pay hotel taxes. There are several other units on our block We have an ordinance. We have a parking problem because of these short term rentals Shut it down	12/6/2022
Zoning	1016500	7808	7808		VINCA		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Website for rental: https://www.vrbo.com/1177204?noDates=true&unitid=1727939 At 7808 Vinca Circle.	12/8/2022

## Exhibit "A-4"



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1016560	410	410		WIMBERLY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.0.2;model=iOS (iPhone15,3);model_id=iPhone15,3;device_id=639374fae8965a80d28a1fca;registered=12/09/2022 11:48:42 AM - Residential unit being used as Airbnb property <a href="https://abnb.me/BhCNyyQuCvb">https://abnb.me/BhCNyyQuCvb</a>	12/9/2022
Zoning	1016667	9104	9104		OLD CLYDESDALE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Property belongs to Kenyon Lowe, realtor. Proof of the rentals is on the Airbnb app (unable to attach file.) There has been a safety concern and multiple noise incidents late at night. Thank you for your help.	12/11/2022
Zoning	1016684	9319	9319		BOAT CLUB		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.6.1;model=iOS (iPhone14,5);model_id=iPhone14,5;device_id=5dee6c84e896c879f1920bb2;registered=12/09/2019 09:47:16 AM - Short Term Rental as listing discovered on AirBNB website	12/11/2022
Zoning	1016767	410	410		WIMBERLY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iOS (iPhone14,2);model_id=iPhone14,2;device_id=63977fe5e896a24c1499555c;registered=12/12/2022 01:24:21 PM - Property is being used for short term rental. Neighborhood is not zoned for short term rental. <a href="https://abnb.me/N2mjmx3PHvb">https://abnb.me/N2mjmx3PHvb</a>	12/12/2022
Zoning	1017030	8921	8921		RANDOM		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.2;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=6196ce62e896af3f658e3673;registered=11/18/2021 04:06:26 PM - This hime has been listed on VRBO, as a short-term rental managed by All County Property management.	12/14/2022
Zoning	1017216	5228	5228		Almanor		CE - Zoning: What is the violation? Home Occupation,Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iOS (iPhone13,3);model_id=iPhone13,3;device_id=628ce8e6e89656a3fb3e797a;registered=05/24/2022 09:17:11 AM - Property is still being used as an Airbnb after already being told to stop by code enforcement.	12/16/2022
Zoning	1017377	2718	2718	S	JENNINGS		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - The house is being used as a Airbnb and it is one way in one way out up to 4 beds in one room that people rent on a daily basis or weekly also monthly no working smoke	12/19/2022
Zoning	1017562	1520	1520		OAKHURST SCENIC		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=14.7.1;model=iOS (iPhone13,1);model_id=iPhone13,1;device_id=6122708ee8969aa9b60a4a1b;registered=08/22/2021 10:43:11 AM - Short term listing rental listed on Airbnb	12/20/2022
Zoning	1017741	2701	2701	W	Fuller		Split pad/short term rental	12/22/2022

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1017863	5645	5645		MCLANAHAN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Listing on airbnb.	12/25/2022
Zoning	1017920	5308	5308		WYNDROOK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This STR has been operating for almost two years. I have filed complaints before. His house has been listed on Airbnb and there reviews dated up to this month. He has disregarded his neighbors and since he has been allowed to get away with operating a STR he just does what he wants we had a Diesel engines RV parked in the road Friday to Saturday over Christmas. The engine started running at 7 am for two hours on Saturday morning which was heard in the bedrooms. Please see the Airbnb link <a href="https://www.airbnb.com/rooms/47770122?adults=2&amp;children=0&amp;infants=0&amp;check_in=2022-09-22&amp;check_out=2022-09-29&amp;federated_search_id=9a514027-b9c3-41c1-b789-c6afc77b8eb4&amp;source_impression_id=p3_1657904300_Vkk2lqkHb6L5zn7Z">https://www.airbnb.com/rooms/47770122?adults=2&amp;children=0&amp;infants=0&amp;check_in=2022-09-22&amp;check_out=2022-09-29&amp;federated_search_id=9a514027-b9c3-41c1-b789-c6afc77b8eb4&amp;source_impression_id=p3_1657904300_Vkk2lqkHb6L5zn7Z</a>	12/26/2022
Zoning	1017994	5228	5228		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iOS (iPhone15,3);model_id=iPhone15,3;device_id=63ab156de896c308ffae2c8b;registered=12/27/2022 09:55:25 AM - Still being used as an Airbnb.	12/27/2022
Zoning	1018486	5017	5017		MOUNTAIN SPRING		CE - Other Similar Zoning Activities: What is occurring on the property? airbnb - caller concerned there is marijuana use & other activities going on she doesn't like - she wants to make sure they have proper permits for an airbnb - What type of property? Residence - Where located on property? Front Yard - How long has it existed? 1 Month - 6 Months - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	12/30/2022
Zoning	1018574	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Property is being used as a short term rental, current occupants have cars parked blocking driveways and smoking Marijuana.	12/31/2022
Zoning	1018587	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.2;model=iPhone 11;model_id=iPhone12,1;device_id=5fa134bce8967f07d1a030d4;registered=11/03/2020 04:45:16 AM - This house is listed on Airbnb and is being used as a short term rental in a neighborhood.	1/1/2023
Zoning	1019178	1713	1713		MARTEL		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.2;model=iOS (iPhone13,1);model_id=iPhone13,1;device_id=60afc778e896d58132a05d2c;registered=05/27/2021 11:23:20 AM - This property is being operated as a short term rental in violation of city ordinance. Also, a Christmas party was held here in violation of Airbnb platform rules. Host is Heath. <a href="https://abnb.me/hwN4MOsYmwb">https://abnb.me/hwN4MOsYmwb</a>	1/6/2023
Zoning	1019179	1713	1713		MARTEL		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Home has been rented four separate times in the last month, per reviews posted on AirBnB. According to one review, the house was only utilized to host a Christmas party which is in violation of AirBnB guidelines as well. It did appear that all visitors left the home before nightfall. Home is listed online at: <a href="https://www.airbnb.com/rooms/770249568685711639?adults=1&amp;children=0&amp;infants=0&amp;pets=0&amp;check_in=2023-01-23&amp;check_out=2023-01-29&amp;source_impression_id=p3_1673013806_dr%2Fyt15G0At0rs4F">https://www.airbnb.com/rooms/770249568685711639?adults=1&amp;children=0&amp;infants=0&amp;pets=0&amp;check_in=2023-01-23&amp;check_out=2023-01-29&amp;source_impression_id=p3_1673013806_dr%2Fyt15G0At0rs4F</a>	1/6/2023

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1019208	3710	3710		ELLSMERE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.2;model=iOS (iPhone13,1);model_id=iPhone13,1;device_id=60afc778e896d58132a05d2c;registered=05/27/2021 11:23:20 AM - Ellesmere Court behind Ayers and Meadowbrook. Four houses on the street. Site of recent break-in and police response. Operating as an illegal short term rental.	1/6/2023
Zoning	1019441	2745	2745		May		Complaint stating property is being used as Air B&B, short term rental. RG	1/9/2023
Zoning	1019605	5112	5112		Keating		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iOS (iPhone13,3);model_id=iPhone13,3;device_id=63bd9a56e896c308ffaed54e;registered=01/10/2023 11:03:18 AM - VRBO- short term rental	1/10/2023
Zoning	1019606	5113	5113		Keating		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iOS (iPhone13,3);model_id=iPhone13,3;device_id=63bd9a56e896c308ffaed54e;registered=01/10/2023 11:03:18 AM - Short term rental	1/10/2023
Zoning	1019607	5121	5121		KEATING		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iOS (iPhone13,3);model_id=iPhone13,3;device_id=63bd9a56e896c308ffaed54e;registered=01/10/2023 11:03:18 AM - Short term rental	1/10/2023
Zoning	1020046	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/split-stays/719017157686519365?location=4908%20Staples%20Avenue%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;split_stays_uuid=165db2a0-2fcc-4746-83ff-e3812af38f8d&amp;check_in=2023-02-05&amp;check_out=2023-02-08&amp;other_listing=42452767&amp;focused_listing=1&amp;other_check_in=2023-01-26&amp;other_check_out=2023-02-05&amp;source_impression_id=p3_1673717353_2STNdyuEd5Ziyr3k">https://www.airbnb.com/split-stays/719017157686519365?location=4908%20Staples%20Avenue%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;split_stays_uuid=165db2a0-2fcc-4746-83ff-e3812af38f8d&amp;check_in=2023-02-05&amp;check_out=2023-02-08&amp;other_listing=42452767&amp;focused_listing=1&amp;other_check_in=2023-01-26&amp;other_check_out=2023-02-05&amp;source_impression_id=p3_1673717353_2STNdyuEd5Ziyr3k</a>	1/12/2023
Zoning	1020223	4908	4908		STAPLES		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/split-stays/719017157686519365?location=4908%20Staples%20Avenue%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;split_stays_uuid=165db2a0-2fcc-4746-83ff-e3812af38f8d&amp;check_in=2023-02-05&amp;check_out=2023-02-08&amp;other_listing=42452767&amp;focused_listing=1&amp;other_check_in=2023-01-26&amp;other_check_out=2023-02-05&amp;source_impression_id=p3_1673717353_2STNdyuEd5Ziyr3k">https://www.airbnb.com/split-stays/719017157686519365?location=4908%20Staples%20Avenue%2C%20Fort%20Worth%2C%20TX%2C%20USA&amp;split_stays_uuid=165db2a0-2fcc-4746-83ff-e3812af38f8d&amp;check_in=2023-02-05&amp;check_out=2023-02-08&amp;other_listing=42452767&amp;focused_listing=1&amp;other_check_in=2023-01-26&amp;other_check_out=2023-02-05&amp;source_impression_id=p3_1673717353_2STNdyuEd5Ziyr3k</a>	1/14/2023
Zoning	1020240	1713	1713		MARTEL		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.2;model=iOS (iPhone13,1);model_id=iPhone13,1;device_id=60afc778e896d58132a05d2c;registered=05/27/2021 11:23:20 AM - Short term rental operating illegally. Three cars; one with Arkansas plate.	1/14/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1020241	9886	9886		LAKE HAVEN		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.2;model=iOS (iPhone14,2);model_id=iPhone14,2;device_id=6363121fe89660c72aabb9bf;registered=11/02/2022 07:58:07 PM - This house is a short term rental and the owner is not present when there are renters. These people have been here since at least Thursday 01/12/2023, maybe even Wednesday. There was a different group here over New Year's Day weekend, no pictures cause that should have been her 1 for the month.	1/14/2023
Zoning	1020242	2120	2120		FAIRMOUNT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Loud AirBNB with cars constantly in and out, no stable resident, no owner living there	1/14/2023
Multi-Family	1020243	2120	2120		FAIRMOUNT		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - What is the issue? Illegal short term rental with loud parties and no oversight from owner. - Where is the issue located? Within an Occupied Unit, - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? No	1/14/2023
Zoning	1020271	2200	2200		HARRISON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - howard loftis 8062525675 1-15-23 @ 812am paula reporting this address as short term rental advertising on airbnb frequent turnover	1/16/2023
Property Maintenance	1020346	6936	6936		BROOKVALE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://t.vrbo.io/92IQZ8cHCwb">https://t.vrbo.io/92IQZ8cHCwb</a>	1/16/2023
Zoning	1020346	6936	6936		BROOKVALE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://t.vrbo.io/92IQZ8cHCwb">https://t.vrbo.io/92IQZ8cHCwb</a>	1/16/2023
Zoning	1021122	1604	1604		ALSTON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Found on air bnb with less than 29 day rentals available. Neighborhoods are for neighbors not hotels!	1/21/2023
Zoning	1022438	15625	15625		YARBERRY		CE - Other Similar Zoning Activities: What is occurring on the property? *I have a concern that the home at 15625 Yarberry Dr is being used as a short term rental thru Airbnb. This house has become a weekend party house and a major problem for surrounding homes - What type of property? Residence - Where located on property? Front Yard - How long has it existed? 1 Month - 6 Months - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - *I have a concern that the home at 15625 Yarberry Dr is being used as a short term rental thru Airbnb. This house has become a weekend party house and a major problem for surrounding homes.	1/24/2023
Zoning	1022596	2229	2229		HURLEY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.5;model=iOS (iPhone13,3);model_id=iPhone13,3;device_id=5f9c291ee8967f07d1a01a18;registered=10/30/2020 09:54:22 AM - Short term rental. Below is the link to Airbnb <a href="https://abnb.me/RibAxWnISwb">https://abnb.me/RibAxWnISwb</a>	1/25/2023
Zoning	1022597	2203	2203		HURLEY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=15.5;model=iOS (iPhone13,3);model_id=iPhone13,3;device_id=5f9c291ee8967f07d1a01a18;registered=10/30/2020 09:54:22 AM - 2201 Hurley Ave. App won't let me put that address. Below is a link to the Airbnb listing. <a href="https://abnb.me/ycAKcSwISwb">https://abnb.me/ycAKcSwISwb</a>	1/25/2023

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1023050	6445	6445		Rosemont		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.1;model=iOS (iPhone15,3);model_id=iPhone15,3;device_id=63d6ddc3e896b75e519f7165;registered=01/29/2023 02:57:39 PM - Primary residence used as a short term rental while owner stays in a converted detached garage. Currently six cars at the property with 4 in the street obstructing traffic and causing safety hazard	1/29/2023
Zoning	1023349	436	436		Windy Knoll		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - samantha klombies 9512409539 reporting this house is air bnb rental in residential area	2/4/2023
Zoning	1023366	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.2;model=iOS (iPhone15,3);model_id=iPhone15,3;device_id=63ab156de896c308ffae2c8b;registered=12/27/2022 09:55:25 AM - Still being used as an Airbnb. When is something going to actually be done about this, it's getting out of control! It's constant and it's always multiple families with 4-7 vehicles.	2/4/2023
Zoning	1023832	8221	8221		MISTY WATER		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Owner of the resident moved in several months ago and has recently started renting the house out on Air BNB (add attached) She has told several neighbors that her intention is to live out of her newly purchased RV and keep the house as a short term rental. Obvious concerns about random people in and out of the neighborhood on a regular basis.	2/9/2023
Zoning	1023944	8221	8221		Misty Water		Short term rental property.	2/9/2023
Zoning	1024010	2513	2513		Ryan	AVE	Property being operated as a Short Term Rental	2/10/2023
Zoning	1024125	5200	5200		Lovell		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.1.2;model=iOS (iPhone13,4);model_id=iPhone13,4;device_id=63bb36fde896c308ffaec3c5;registered=01/08/2023 03:34:53 PM - Single family home being used as AirBnB. There are currently 4 cars parked at the property. This is the third rental this month.	2/11/2023
Zoning	1024240	1225	1225 W		ARLINGTON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Here are two links to the short-term rental property: airbnb listing: <a href="https://www.airbnb.com/rooms/52790315?source_impression_id=p3_1676303514_CFGKoDIXLUOXUBB">https://www.airbnb.com/rooms/52790315?source_impression_id=p3_1676303514_CFGKoDIXLUOXUBB</a> hichee listing: <a href="https://hichee.com/listings/10574568">https://hichee.com/listings/10574568</a> Or just come by the property any Friday or Saturday night for the never-ending parties.	2/13/2023
Zoning	1024343	3813	3813		LAFAYETTE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - this is a short term rental- Please contact John O' Conner 214-914-1863 CCC-John O'Connor 214-914-1863	2/13/2023
Zoning	1024709	604	604		CANYON CREEK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/rooms/665887013286425999?adults=1&amp;children=0&amp;infants=0&amp;pets=0&amp;check_in=2023-02-24&amp;check_out=2023-03-01&amp;source_impression_id=p3_1676489014_%2F21%2FVropj7LHsxQn">https://www.airbnb.com/rooms/665887013286425999?adults=1&amp;children=0&amp;infants=0&amp;pets=0&amp;check_in=2023-02-24&amp;check_out=2023-03-01&amp;source_impression_id=p3_1676489014_%2F21%2FVropj7LHsxQn</a>	2/15/2023

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1025104	1124	1124		BLOOMING PRAIRIE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - AirBnB guests staying at home	2/18/2023
Zoning	1025105	1048	1048		BLOOMING PRAIRIE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - AirBnB guests staying at home	2/18/2023
Zoning	1025117	8221	8221		MISTY WATER		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - The residents at this address have their home listed on AirBNB, listing documents attached. Friday, 02/17, the owner's primary vehicle left the residence and 3 vehicles that have never been seen before have been parked at the residence ever since. Today, Sunday 02/19, several people who are not associated with the owner were seen coming in and out of the residence, believed to be tenants from a short term rental via AirBNB. The owner has made it clear here intent is to live in her RV and rent out the property regularly.	2/19/2023
Zoning	1025147	3710	3710		ELLSMERE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.2;model=iOS (iPhone13,1);model_id=iPhone13,1;device_id=60afc778e896d58132a05d2c;registered=05/27/2021 11:23:20 AM - Ellesmere Court behind Ayers and Meadowbrook. Four houses on the street. Site of recent break-in and police response. Operating as an illegal short term rental.	2/20/2023
Zoning	1025611	1300	1300		MADELINE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Caller reports 1300 MADELINE is possibly an AIRBNB, and the last 3 nights were parties; 3 unknown vehicles parked, but not there at this time; Plans to check with Zoning as well. Mark Jarecki 682-465-2450 1220 MADELINE PL	2/22/2023
Zoning	1025696	3711	3711		Ellsmere		short term rental citizen complaint From: carol peters <cvptxu@yahoo.com>	2/23/2023
Zoning	1025862	331	331		BLANDIN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Rear Yard, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - I have asked the property manager on multiple occasions to cease these operations. They have not complied and after having removed the listing from airbnb for a few weeks have resumed operations.	2/23/2023
Zoning	1026018	716	716		LAKE LOUISE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Homeowner remodeled master bedroom to become a vacation rental suite. No permits on remodel. Airbnb listing at: <a href="https://www.airbnb.com/rooms/791589069227245634?adults=3&amp;check_in=2023-04-11&amp;check_out=2023-04-20&amp;federated_search_id=234f45ad-7168-421a-a36b-a71e83837338&amp;source_impression_id=p3_1677277133_T3wjRn%2BoIRRoIVFU">https://www.airbnb.com/rooms/791589069227245634?adults=3&amp;check_in=2023-04-11&amp;check_out=2023-04-20&amp;federated_search_id=234f45ad-7168-421a-a36b-a71e83837338&amp;source_impression_id=p3_1677277133_T3wjRn%2BoIRRoIVFU</a>	2/24/2023
Property Mainte	1026030	2222	2222		LEE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This home was recently sold and is now being completely renovated to be a short term rental. No permits were available for renovations also a violation as it is not permitted.	2/24/2023
Zoning	1026030	2222	2222		LEE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This home was recently sold and is now being completely renovated to be a short term rental. No permits were available for renovations also a violation as it is not permitted.	2/24/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Solid Waste Viol	1026030	2222	2222		LEE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This home was recently sold and is now being completely renovated to be a short term rental. No permits were available for renovations also a violation as it is not permitted.	2/24/2023
Zoning	1026103	1713	1713		MARTEL		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=iphone;app_ver=3.20.13.3205.0.1;os=iOS;os_ver=16.3.1;model=iOS (iPhone13,1);model_id=iPhone13,1;device_id=60afc778e896d58132a05d2c;registered=05/27/2021 11:23:20 AM - Fourth report on short term rental operating illegally.	2/26/2023
Zoning	1026132	6905	6905		WHISPER FIELD		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - CCC- Anonymous- this is the Air BnB- at this location-	2/27/2023
Zoning	1026262	4201	4201		ANITA		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - 4201 Anita Avenue has been a STR for several months. I am only now reporting it after discovering STR are not allowed in single family zoning and after my wife and I were attacked by one of the STR customer's pit bull yesterday. There has been a constant rotation of tenants for several months. Please see the property's listing on Airbnb (I've attached photos). Please note on the second attachment the windows and door picture. That matches the side door of the house (side facing Winfield Ave).	2/27/2023
Solid Waste Viol	1026367	3801	3801		EL CAMPO		CE - Solid Waste Violations: What is the violation? Carts Out Too Early - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - the carts are setting out before allowed time which is after 6 on the day before collection this is a airbnb	2/28/2023
Zoning	1026418	4305	4305		Rosebriar		CE - Other Similar Zoning Activities: What is occurring on the property? There is a new Air BnB property soon to be available in the Crawford Farms HOA community that I would like to report and have steps taken by the city to inform the property owner this is not allowed in our neighborhood. - What type of property? Residence - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - Hello, There is a new Air BnB property soon to be available in the Crawford Farms HOA community that I would like to report and have steps taken by the city to inform the property owner this is not allowed in our neighborhood. The address of the property is 4305 Rosebriar Way, Fort Worth 76244 Please let me know what can/will be done to ensure this does not happen. Thanks Dana Smith 4301 Rosebriar Way, Fort Worth 76244 704-737-6421	2/28/2023
Zoning	1026446	0	0		4738 CALMONT		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This house is continuing to operate as a short term rental, it is a large duplex that rents out both sides: 4738 and 4736 Calmont Ave, their guests take up street parking and frequently park directly in front of a stop sign where I have seen cars run right through. Additionally, 5001 Calmont is now operating a short term rental as well as another large duplex renting out both sides: 4633 and 4635 Calmont. Thank you.	2/28/2023
Zoning	1026450	1713	1713		MARTEL		CE - Other Similar Zoning Activities: What is occurring on the property? Short term rental Feb.28, 2023 4:41 pm Range Rover with paper plate. Photos submitted this weekend had Price Auto on it. - What type of property? Residence - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - Short term rental Feb.28, 2023 4:41 pm Range Rover with paper plate. Photos submitted this weekend had Price Auto on it. Repeat guests during February.	2/28/2023





Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1026784	3711	3711		ELLSMERE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.3;os=ios;os_ver=16.3.1;model=iPhone 12 mini;model_id=;device_id=2ffd866a-432e-45a0-a9ae-4457115f262b;registered=2023-02-26T20:41:23 - Spot Reference Id 37297693-b869-4c2e-af72-cf09fdd39872 - -- auto translated (en) -- Short term rental operating at 3711 Ellesmere Ct. There's someone staying there now. Driving a silver Honda Accord 2-Door. Around 99-01 model year -- original (en) -- https://base64.spotutil.com/decode/U2hvcnQgdGVybSB5ZW50YWwgb3BlcmF0aW5nIGF0IDM3MTEgRWxsZXNtZXJlIENOLiBUaGVyZekAMXMc29tZW9uZS8zdGF5aW5nIHRob29uZS5vdy4gRHJpdmluZyBhIHNPbHZlciBib25kYSBBY2NvcnQgMi1Eb29yLiBBcm91bmQgOTktMDEgbW9kZWwgeWVhcg	3/3/2023
Zoning	1026920	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.3;os=ios;os_ver=16.3.1;model=iPhone 14 Pro Max;model_id=;device_id=409a0292-dd39-4053-a3f8-8e0acbbe6229;registered=2023-02-26T20:52:51 - Spot Reference Id 00826805-b7d7-4cd1-b4b2-982cd0f1980 - Property across the street is still being run as an Airbnb.	3/4/2023
Zoning	1028094	2718	2718	S	JENNINGS		CE - Home Occupation: What type of business? Air BnB - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - Star 6824124547 Running an Air BnB out of home	3/6/2023
Zoning	1028483	7101	7101		ELLIS		CE - Solid Waste Violations: What is the violation? Carts Stored in View (Front Yard) - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.3;os=android;os_ver=31;model=moto g stylus 5G;model_id=;device_id=7a6a97d7-a989-44b8-8f21-2685e340d060;registered=2023-02-26T20:45:54 - Spot Reference Id f38b4b42-f1ff-48f8-b3f2-6af8dde8c1dd - Recycle Bin left out by front sidewalk and is full of garbage. This is a short term rental property that hasn't been occupied recently. I suspect that someone else has dumped their garbage bags into this bin. It's been sitting there for over a week.	3/8/2023
Solid Waste Violation	1028483	7101	7101		ELLIS		CE - Solid Waste Violations: What is the violation? Carts Stored in View (Front Yard) - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.3;os=android;os_ver=31;model=moto g stylus 5G;model_id=;device_id=7a6a97d7-a989-44b8-8f21-2685e340d060;registered=2023-02-26T20:45:54 - Spot Reference Id f38b4b42-f1ff-48f8-b3f2-6af8dde8c1dd - Recycle Bin left out by front sidewalk and is full of garbage. This is a short term rental property that hasn't been occupied recently. I suspect that someone else has dumped their garbage bags into this bin. It's been sitting there for over a week.	3/8/2023
Solid Waste Violation	1028562	10320	10320		LAKE BROOK		CE - Solid Waste Violations: What is the violation? Garbage Bags,Carts Out Too Late - How long has the violation existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - mrs - 817 366 7308 states this address is an air bnb cleaners just arrived and left trash bags at curb along with full trash and recycling carts -	3/8/2023
Zoning	1028898	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Less than 24 Hours - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.3;os=ios;os_ver=16.3.1;model=iPhone 14 Pro Max;model_id=;device_id=409a0292-dd39-4053-a3f8-8e0acbbe6229;registered=2023-02-26T20:52:51 - Spot Reference Id 17fd0083-c0b7-4175-b1d7-7f32d969c29c - House across the street being listed as an Airbnb.	3/10/2023
Zoning	1028950	3144	3144		WABASH		CE - Zoning: What is the violation? TCU Overlay,Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This is the second time I am filing a complaint. The home next to us is an air bnb with different people rotating every few days. There are short term renters there now. Please investigate again and shut this down. The owners are continuing to rent out.	3/12/2023

## Exhibit "A-4"

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1028978	15652	15652		YARBERRY		CE - Other Similar Zoning Activities: What is occurring on the property? states this address is running as an air bnb - parties; random people / in and out - trash can set out. people states when parties were happening they block driveway. - What type of property? Residence - Where located on property? Front Yard - How long has it existed? 1 Month - 6 Months - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - Taylore 817 507 7457- states this address is running as an air bnb (listed on air bnb website) parties; random people / in and out - trash can set out. people states when parties were happening they block driveway. mentioned HOA has served this address with "papers"	3/13/2023
Zoning	1029821	6313	6313		HALIFAX		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.3.1;model=iPhone 11;model_id=;device_id=c7cdfcd8-39dd-492a-b83e-9cbe45ba2895;registered=2023-03-18T14:19:48 - Spot Reference Id 0a4e2d5c-2abb-45fc-a608-6455b7a14ff0 - Illegal Short term rental operating on our street 6313 Halifax Road 76116. They even have a website. Constant vehicle traffic.	3/18/2023
Zoning	1030167	3144	3144		WABASH		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Short term rental next to us needs to receive a citation again. Please continue to monitor this home. This is my third complaint in the timeframe where there have been 7 different short term tenants.	3/21/2023
Zoning	1030442	3610	3610		WASHBURN		CE - Home Occupation: What type of business? airbnb - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? No - Anonymous caller. caller states there is several vehicles parking on street causing traffic. States he rents it out on the weekends. He rents out his house and 3612 Washburn ave. He states that there is an ad for his airbnb	3/23/2023
Zoning	1030482	1404	1404 S		ADAMS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This is an Airbnb in a neighborhood. <a href="https://www.airbnb.com/rooms/744903986399814499?source_impression_id=p3_1679613185_GPudvmg7UlhHJfK">https://www.airbnb.com/rooms/744903986399814499?source_impression_id=p3_1679613185_GPudvmg7UlhHJfK</a>	3/23/2023
Zoning	1030857	1400	1400		ROBINWOOD		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - karen walters 8178468954 azalea plantation bed and breakfast short term rental air bnb for over a year	3/27/2023
Zoning	1031842	1830	1830		6th		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard,Inside Structure,Side Yard,Rear Yard - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.3.1;model=iPhone 12 Pro;model_id=;device_id=107c6788-bb16-4e8b-bae8-e5121b4c1746;registered=2023-02-26T20:38:48 - Spot Reference Id e58de02a-15d5-4f97-a320-ddc2c804fa70 - Short term rental	4/3/2023
Zoning	1032137	3200	3200		NORIC		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Here's the link to the STR rental profile: <a href="https://www.airbnb.com/rooms/42328379?adults=1&amp;children=0&amp;enable_m3_private_room=false&amp;infants=0&amp;location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;pets=0&amp;check_in=2023-05-12&amp;check_out=2023-05-14&amp;federated_search_id=61fc8ce7-0103-4def-85e6-ca1d58c8b1c5&amp;source_impression_id=p3_1680635931_xvutf1xaHHk%2FaMC5">https://www.airbnb.com/rooms/42328379?adults=1&amp;children=0&amp;enable_m3_private_room=false&amp;infants=0&amp;location=Fort%20Worth%2C%20Texas%2C%20United%20States&amp;pets=0&amp;check_in=2023-05-12&amp;check_out=2023-05-14&amp;federated_search_id=61fc8ce7-0103-4def-85e6-ca1d58c8b1c5&amp;source_impression_id=p3_1680635931_xvutf1xaHHk%2FaMC5</a> Multiple neighbors nearby have reported this use to our HOA, but I informed them that Code Compliance would be better equipped to handle the issues. Please feel free to reach out to me if you have any questions. I can connect you with the neighbors who would be good "witnesses".	4/4/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1032172	1509	1509	S	LAKE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? Yes - Property was sold last year, been remodeled (violating several historical Fairmount overlay standards), and now is listed as an Airbnb, It is currently occupied by a renter. City permits for the remodel were never finalized before occupancy. Airbnb listing link: <a href="https://www.airbnb.com/rooms/855772533446399394?check_in=2023-04-24&amp;check_out=2023-04-29&amp;guests=1&amp;adults=1&amp;s=67&amp;unique_share_id=befd134b-34da-495f-8349-c6d016828a24">https://www.airbnb.com/rooms/855772533446399394?check_in=2023-04-24&amp;check_out=2023-04-29&amp;guests=1&amp;adults=1&amp;s=67&amp;unique_share_id=befd134b-34da-495f-8349-c6d016828a24</a>	4/4/2023
Zoning	1032969	5304	5304		ALMANOR		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.2;model=iPhone 13 Pro;model_id=;device_id=f74e9e4e-dd72-4fd2-9989-eadc1d359e21;registered=2023-02-26T20:36:05 - Spot Reference Id 5783ff4e-c0af-42ec-8467-743e563c2788 - Airbnb	4/10/2023
Zoning	1033255	2725	2725		WARREN		CE - Home Occupation: What type of business? possibly Airbnb rentals at rear of this location; visitors are drag racing, loud parties, etc. every week. - When are they operating? All Day - Where are they operating? Back Yard - Is it inside or outside? Outside - Does it create additional traffic flow? No - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	4/11/2023
Zoning	1034275	4200	4200		LAKEWOOD		CE - Solid Waste Violations: What is the violation? Carts Out Too Late - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Location is an airbnb, carts at front curb since 4.1.23; ongoing issue; Caller for 3rd time has replaced carts upright with lids closed after collection day; property not being maintained, nor carts secured after each visitor.	4/17/2023
Solid Waste Violations	1034275	4200	4200		LAKEWOOD		CE - Solid Waste Violations: What is the violation? Carts Out Too Late - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Location is an airbnb, carts at front curb since 4.1.23; ongoing issue; Caller for 3rd time has replaced carts upright with lids closed after collection day; property not being maintained, nor carts secured after each visitor.	4/17/2023
Zoning	1034408	7120	7120		MONTERREY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - greta moss 8173715867 air bnb rentals coming and going	4/17/2023
Zoning	1035390	3721	3721		EL CAMPO		CE - Home Occupation: What type of business? airbnb - When are they operating? All Day - Where are they operating? Out of Home - Is it inside or outside? Inside - Does it create additional traffic flow? Yes - How long has it been occurring? 15 or More Days - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - Linda Stewart 817 223 4436 airbnb caller states she has reported it several times.	4/22/2023
Zoning	1035394	3721	3721		EL CAMPO		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - linda stewart 817-223-4436 air bnb at this location	4/22/2023
Zoning	1036458	2917	2917		PEYTON BROOK		CE - Zoning: What type of request? Request for Follow-up - What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - What is the issue? AirBNB being operated in a residential area. - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Which department is this related to? Code Enforcement - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.4.1;model=iPad (6th generation);model_id=;device_id=1980e465-4398-4bf9-aa66-a66e2bac61e1;registered=2023-02-26T20:47:49 - Spot Reference Id f923c17c-ade9-49db-a3f1-775b50338e79 - 2917 Peyton Brook Drive, Fort Worth TX 76137. Owner of townhouse is operating an AirBnB or short term rental in a residential area. Owner consistently does not remove trash bins after trash day.	4/28/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1037685	321	321		FLAT MOUNTAIN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - There have been several instances where there are different people coming in and out of our next door neighbors home. We have suspected that it's an Airbnb and confirmed with the information attached. Sometimes the occupants of the home are very noisy and interrupt our daily life and sometimes the disruptions are worse at night. We are in an A-1 zoned property and according to the City of Fort Worth, short term rentals are banned in A-# zoned areas. Please feel free to contact me if more discussions are needed.	4/30/2023
Zoning	1038379	5965	5965		Garnet Hill		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.3;os=ios;os_ver=16.3.1;model=iPhone 12 Pro Max;model_id=;device_id=21dbeaeb-16b7-4fca-bfcf-6d17001889f4;registered=2023-02-26T20:39:35 - Spot Reference Id 55a58ca5-4326-47d3-b3af-33b9438ecdc1 - -- auto translated (en) -- Homeowner operating an airbnb. I'm able to book it on Airbnb for 3 nights starting tomorrow. Drug use and criminal activity occurring -- original (en) - - <a href="https://base64.spotutil.com/decode/SG9tZW93bmVylG9wZXJhdGluZyBhbWJhaXJibmluEnlJtIGFibGUgdG8yYm9vayBpdCBvbWVhbnBmZm9yYDMybmVmlnaHRzIHNOYXJ0aW5nIHRvbW9ycm93LiBECnVnIHVzZSBhbmQmY3JpbWl1YWwgYWNOaXZpdHkgb2NjdXJyaW5n">https://base64.spotutil.com/decode/SG9tZW93bmVylG9wZXJhdGluZyBhbWJhaXJibmluEnlJtIGFibGUgdG8yYm9vayBpdCBvbWVhbnBmZm9yYDMybmVmlnaHRzIHNOYXJ0aW5nIHRvbW9ycm93LiBECnVnIHVzZSBhbmQmY3JpbWl1YWwgYWNOaXZpdHkgb2NjdXJyaW5n</a>	5/3/2023
Zoning	1038479	6808	6808		PASCAL		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.4.1;model=iPhone 12 Pro;model_id=;device_id=39ae7078-4325-407f-8e35-0924753f4832;registered=2023-02-26T20:47:37 - Spot Reference Id 2b9bd075-b180-4a13-ba03-2f717bbc30c4 - Townhome being used as short term rental/AirBNB	5/3/2023
Zoning	1038834	7733	7733		TUDANCA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - john rosenquist 8177075667 short term rental at this location for at least a year	5/5/2023
Zoning	1038985	1404	1404	S	ADAMS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - <a href="https://abnb.me/RKgnPP1nAzb">https://abnb.me/RKgnPP1nAzb</a> This address is continually being operated as an Airbnb. Please help the tax-paying families of this street who just want peace.	5/6/2023
Zoning	1039068	702	702		OAKWOOD		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Neighbor is advertising a hostel on AirBnB. They have it listed so it doesnt show an address until you book it. One bedroom has 6 beds in it. I cannot tell about the other two bedrooms. Lots of people coming and going. They also bought 701 Oakwood trail and currently doing major renovations (they did major renovations to 702 also ... appeared to gut it and appear to be doing the AirBnB since at least March). I saw same guy doing electrical/AC work as doing demolition. Not sure if any of that work is permitted. I assume they are planning for 701 Oakwood trail to also be a .... Hostel. Tyler (lastname?) appears to be living their and managing. The number I have is 205.851.4588 .. but that maybe sent via AirBnB. They list as two bedrooms with 10 bunk beds total (20 people) + there is a 3rd bedroom that Tyler's. so 21 people total. The house is next to an elementary school. AirBnB link doesnt show address ... just a general location ... you dont get that information until you book a room. I did so .. \$25 a night .. and received address and owner information. The AirBnB does not show any external pictures. <a href="https://www.airbnb.com/rooms/866916016380240999?check_in=2023-05-09&amp;check_out=2023-05-11&amp;federated_search_id=fa9f4125-7b16-44cc-8e57-dfbc2400f2ee&amp;source_impression_id=p3_1683510229_giU7wYshZHHeDBeE">https://www.airbnb.com/rooms/866916016380240999?check_in=2023-05-09&amp;check_out=2023-05-11&amp;federated_search_id=fa9f4125-7b16-44cc-8e57-dfbc2400f2ee&amp;source_impression_id=p3_1683510229_giU7wYshZHHeDBeE</a> <a href="https://www.airbnb.com/users/show/68308946">https://www.airbnb.com/users/show/68308946</a>	5/7/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1039876	6801	6801		SANDSHELL		CE - Other Similar Zoning Activities: What is the violation? Illegal Dumping Right-of-Way - What type of request? Request for Follow-up - What is occurring on the property? Illegal Airbnb - What type of property? Residence - How long has the violation existed? More than 1 Week - What is the issue? Airbnb being operated in a residential area. - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Which department is this related to? Code Enforcement - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.4.1;model=iPad (6th generation);model_id=device_id=1980e465-4398-4bf9-aa66-a66e2bac61e1;registered=2023-02-26T20:47:49 - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Spot Reference Id b13006cd-6caa-4df9-b449-9d8a2507e82f - Illegal Airbnb	5/11/2023
Zoning	1039900	4738	4738		Calmont		ORIGINAL COMPLAINT C-1009399 Address: 4736 CALMONT AVE Status: Abated/Corrected Submitted By: Selmon, Shelly D Selmon (Private Citizen) (CSR Import) Phone: 817-304-1230 Email: shellebelly@gmail.com Comments: CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - This is a large duplex operating as a short term rental. Last weekend over ten people came out of one side of the duplex and there were more on the other side as well. There have been multiple cars and people coming and going from this house. Their cars took up the whole block. The other night I was awakened from screaming and my dogs were scared to death. This house is listed on VRBO. I have not contacted the owner as I do not know who they are.	5/11/2023
Zoning	1040028	4404	4404		FRENCH LAKE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://www.airbnb.com/rooms/839157675561813792?adults=1&amp;enable_m3_private_room=true&amp;location=Fort%20Worth%2C%20TX%2076133%2C%20USA&amp;check_in=2023-06-13&amp;federated_search_id=f630633c-55fb-440e-b1ae-0375639eed66&amp;source_impression_id=p3_1683833918_umZ6QN5D5RP2MmO2&amp;guests=1&amp;check_out=2023-06-21">https://www.airbnb.com/rooms/839157675561813792?adults=1&amp;enable_m3_private_room=true&amp;location=Fort%20Worth%2C%20TX%2076133%2C%20USA&amp;check_in=2023-06-13&amp;federated_search_id=f630633c-55fb-440e-b1ae-0375639eed66&amp;source_impression_id=p3_1683833918_umZ6QN5D5RP2MmO2&amp;guests=1&amp;check_out=2023-06-21</a>	5/11/2023
Zoning	1041021	1652	1652		SCARLET CROWN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - <a href="https://air.tl/axVvBkKw">https://air.tl/axVvBkKw</a> Loud. AirBnB.	5/16/2023
Zoning	1041062	15652	15652		YARBERRY		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - home is being used as an AIRBNB. carts have been left in view of the street since last week.	5/16/2023
Zoning	1041770	3144	3144		WABASH		CE - Zoning: What is the violation? TCU Overlay, Short Term House Rental, - Where is the violation located? Front Yard, Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - There are short term rental tenants next door via Air BNB rentals. The owners have blatantly disregarded the new laws for Air BNBs. They park in front of our home without a TCU overlay permit parking and it's a revolving door of clientele next door which is unsafe for my children. I will also be filing noise complaints with our officer as they have young adults yelling, cursing, and playing music via their truck at very high volumes presently (11:21PM). Please continue to give citations DAILY so this owner finally abides by the new laws.	5/18/2023
Zoning	1042182	7304	7304		VANESSA		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Illegal Airbnb with wild drunken parties. Also, the owner has the property homesteaded illegally as they don't live there.	5/21/2023
Zoning	1042518	3820	3820		BIRCHMAN		CE - Zoning: What is occurring on the property? wants to know if has a permit for short term rental - What is the violation? Short Term House Rental - What type of property? Residence - Where located on property? Front Yard - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - How long has it existed? Less than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No	5/22/2023
Zoning	1042560	3812	3812		BIRCHMAN		Advertised Short Term Rental	5/23/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Solid Waste Viol	1044857	3113	3113		KAREN		CE - Solid Waste Violations: What is the violation? Illegal Dumping Right-of-Way - How long has the violation existed? 1-2 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=android;os_ver=28;model=SM-G950U;model_id=;device_id=93bf27fa-7a75-486a-9bec-2ddbe27f2a52;registered=2023-02-26T20:36:03 - Spot Reference Id 6dc3571a-9c7b-480e-b205-c46e2dfb14f - Dumping. This is my second complaint regarding furniture being dumped in the field located near 3113 Karen St, Fort Worth 76116. On 29 May, a resident on Karen St and a guest in the Airbnb saw the resident in 3113 Karen St place the couch in the field.	5/30/2023
Zoning	1045441	1425	1425		5TH		CE - Other Similar Zoning Activities: What type of request? General Comment - What is occurring on the property? Short term rental violation - What type of property? Residence - What is the issue? Short term rental violation as it's in a A-1 residential zoneresidential zone - Where located on property? Front Yard - How long has it existed? 1 Month - 6 Months - Is this an inquiry? No - Which department is this related to? Code Enforcement - Would you like to be contacted by a Code Officer? No - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=android;os_ver=31;model=SM-G975U;model_id=;device_id=33295f65-f093-4b5f-9ae0-654af5a01bbd;registered=2023-05-31T19:18:42 - Spot Reference Id 989f0f77-5380-4917-ac1d-cff0c299768d - Short term rental violation	6/1/2023
Zoning	1045698	6445	6445		ROSEMONT		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.4.1;model=iPhone 14 Pro Max;model_id=;device_id=fdb2c9fb-f56f-48db-9887-360cf2894c04;registered=2023-02-26T20:53:28 - Spot Reference Id 99714f1b-7a92-4435-98bb-8b7f7c2c5a0d - -- auto translated (en) -- 7 cars @ Short term rental. I can't imagine they have all signed an adequate lease -- original (en) -- <a href="https://base64.spotutil.com/decode/NyBJYXZlEAgU2hvcnQgdGVybSByZW50YWwulCBJIGNhbuKAmXQgaW1hZ2luZS80aGV5IGhhdmUgYWxsIHNPZ25lZCBhbiBhZGVxdWF0ZS8sZWZfZQ">https://base64.spotutil.com/decode/NyBJYXZlEAgU2hvcnQgdGVybSByZW50YWwulCBJIGNhbuKAmXQgaW1hZ2luZS80aGV5IGhhdmUgYWxsIHNPZ25lZCBhbiBhZGVxdWF0ZS8sZWZfZQ</a>	6/1/2023
Zoning	1045801	1509	1509 S		LAKE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.4;os=ios;os_ver=16.5;model=iPhone 13 Pro Max;model_id=;device_id=239cb15e-115c-4aed-884c-f33554003035;registered=2023-02-26T20:49:36 - Spot Reference Id c908843a-51af-40c8-97af-1da257f2ae6f - Hi, illegal short term rental at 1509 S Lake St. All historic windows except two have been replaced, along with the front door. This property is constantly rented out as an Airbnb. Here is the listing link: <a href="https://www.airbnb.com/rooms/855772533446399394">https://www.airbnb.com/rooms/855772533446399394</a>	6/2/2023
Zoning	1046067	4916	4916		SUMMER OAKS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Air BNB rental not allowed, illicit drug use observed, noise violations, vehicle violations	6/4/2023
High Grass/Weed	1046492	2513	2513		RYAN		CE - High Grass: What is the height of the grass? 24' or Higher - Where is the high grass located? Front Yard,Rear Yard,Side Yard, - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This house is also being used as a short term rental which goes against FW codes for our residential zoned neighborhood. <a href="https://www.booking.com/hotel/us/the-sleepy-bug.html">https://www.booking.com/hotel/us/the-sleepy-bug.html</a>	6/6/2023
Zoning	1046894	7008	7008		MARTHA		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - In regards to short term rentals not being allowed, 7008 Martha Lane has moved renters in again, and there are for to give vehicles there, overnight, consistently. As many of our neighbors agree, we hear often on the news that short term rentals are not allowed in a single family residence - in Fort Wortj, TX. I do not want to be contacted (nor the homeowner to know who reported this) because there are several neighbors that are well aware of various vehicles that are there at this location, overnight	6/7/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1047743	4812	4812		LOVELL		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Is this an inquiry? No - email - This is a duplex rental property that is being used as an AirBnB which is illegal in Fort Worth. There are different renters staying there every weekend.	6/12/2023
Zoning	1048021	2701	2701		Gordon		Verified short term rental at this property. Originally a concern of the NPO and neighboring properties after a criminal incident happened at the property.	6/13/2023
Zoning	1048331	3411	3411		BRISTOL		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - The subject property is a duplex with each side platted separately. The unit at 3411 or the right hand side recently sold and is being used as an Airbnb. There are completely different cars in the driveway each night. Guests have been seen loading luggage etc each morning.	6/14/2023
Zoning	1048573	5521	5521		CURZON		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.6;os=ios;os_ver=33;model=SM-S908U;model_id=;device_id=d896a81f-3996-49d0-884e-4dc6605ee375;registered=2023-06-15T09:02:46 - Spot Reference Id e1d44e12-85b0-424c-9c1c-4a00b616954c - Short term rental	6/15/2023
Zoning	1048828	7205	7205		Navoti		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.6;os=ios;os_ver=16.5;model=iPhone 13 Pro Max;model_id=;device_id=95f9505f-1ffe-4612-a9a0-78024d5ebcd9;registered=2023-02-26T20:43:40 - Spot Reference Id 5ac4a95d-e161-45c6-bc6b-78ee18e553db - A home in my neighborhood is violating the short term rental policy. Home is listed on this website: <a href="https://www.peerspace.com/pages/listings/64293c99f9d022000ebf21767?sort_order=8">https://www.peerspace.com/pages/listings/64293c99f9d022000ebf21767?sort_order=8</a>	6/17/2023
Zoning	1049044	4916	4916		SUMMER OAKS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Inside Structure, - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Hello, I was informed that the owner of this property was give a date of June 18 to comply with request to stop short term rentals on this property. As you can see from attached photos, it is still listed on AirBNB website as a short term rental.	6/19/2023
Zoning	1049067	3319	3319	N	Main		Short Term Rental - No permit	6/20/2023
Zoning	1049247	8158	8158		HERON		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Listed on VRBO.	6/20/2023
Zoning	1049473	2608	2608	S	UNIVERSITY		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Rear Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Guest house listed for short-term rental on Airbnb: <a href="https://airbnb.com/rooms/9741690">https://airbnb.com/rooms/9741690</a> This address does not appear on the City of Fort Worth's Registered STR List as of 6/20/2023.	6/21/2023
Zoning	1050211	4916	4916		Summer Oaks		Connect to 23-652455. Short Term Rental	6/26/2023
Zoning	1050471	6333	6333		SKIPPER		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - keith 2082517291 caller reporting they are running air bnb at this address	6/27/2023
Zoning	1050872	3200	3200		NORIC		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.6;os=ios;os_ver=16.6;model=iPhone 13 Pro;model_id=;device_id=2a70c71c-7dce-44f2-a4fa-7f77c5e397a1;registered=2023-02-26T20:40:32 - Spot Reference Id 67770e0e-d86e-46e4-91c6-3d2ae8d70fca - Short term rentals	6/29/2023
Zoning	1050956	1200	1200	Nw	29th		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - CCC- Anonymous- Air BNB- short term rental-	6/29/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1050958	2912	2912		MARKET		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - CCC- Anonymous Air BNB- short term rental-	6/29/2023
Zoning	1050960	3016	3016		Lee		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - CCC- Anonymous Air BNB- short term rental-	6/29/2023
Zoning	1050961	2922	2922		LEE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - CCC- Anonymous Air BNB- short term rental-	6/29/2023
Zoning	1050963	2821	2821		GOULD		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - CCC- Anonymous Air BNB- short term rental-	6/29/2023
Zoning	1050997	906	906	Nw	28th		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 3-7 Days - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.6;os=ios;os_ver=16.5.1;model=iPhone 13 Pro Max;model_id=;device_id=918d5b80-dc06-4dbd-aad1-39a4f33b4be8;registered=2023-02-26T20:51:41 - Spot Reference Id 6e80483c-8634-4efb-81f4-70d6f5e8dde9 - -- auto translated (en) -- ? Airbnb at 908 NW 28th St or 909 Nw 28th at not able to pin point it -- original (en) -- https://base64.spotutil.com/decode/77-8iCagQWlyYm5iIGF0IDkwOCBOVYyAyoHRoIFN0IG9yIDkwOSBOdyAyOHRoIGF0IG5vdCBhYmxiHRVlHBpbiBwb2ludCBpdA	6/29/2023
Zoning	1053341	4824	4824		WESTCREEK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Multi resident AirBnB rental	7/9/2023
Solid Waste Viol	1053365	2316	2316		SCENIC BLUFF		CE - Solid Waste Violations: What is the violation? Carts Out Too Early,Carts Out Too Late - How long has the violation existed? More than 1 Week - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.7;os=ios;os_ver=16.3.1;model=iPhone 13 Pro;model_id=;device_id=307d3072-b872-481b-81de-625f1ae4deb;registered=2023-07-09T17:49:52 - Spot Reference Id d6b2d164-5f9d-4869-b567-b89a3dbaa87d - Trash cart over filled and left out for weeks. Home is used as an Airbnb	7/9/2023
Zoning	1053452	5505	5505		ODESSA		CE - Other Similar Zoning Activities: What is occurring on the property? Caller believes that this is a short term rental property. Caller noticed that different families are renting this property for the weekends. - What type of property? Residence - Where located on property? Front Yard - How long has it existed? 1 Month - 6 Months - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes	7/10/2023
Zoning	1053571	2316	2316		SCENIC BLUFF		Office received report of an Airbnb at this location.	7/10/2023
Zoning	1053630	2917	2917		PEYTON BROOK		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? Yes - Mobile Apps Reporter Information app=;app_ver=6.4.7;os=ios;os_ver=16.5.1;model=iPhone 12 Pro;model_id=;device_id=39ae7078-4325-407f-8e35-0924753f4832;registered=2023-02-26T20:47:37 - Spot Reference Id 8aaf2dec-b060-4ef1-a6c4-39eb5ac079f2 - -- auto translated (en) -- AirBNB in residential area. This home was reported months ago and she?s back at it. Owner is Monique Braggs -- original (en) -- https://base64.spotutil.com/decode/QWlyQk5CIGlulHJlc2lkZW50aWFsIGFyZWUuIFRoaaXMgaG9tZSB3YXMgcmlVwb3J0ZWQgbW9udGh2IGFnbyBhbmQgc2h14oCZcyBiYWNRiGF0IGl0LiBpd25lciBpcyBNb25pcXVlIEJyYWdncw	7/10/2023
Zoning	1053692	3725	3725		Harley		Have been receiving complaints about this property being a short term rental.	7/11/2023

## Exhibit "A-4"



Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1054095	7224	7224		BLACKTHORN		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Airbnb link. You can make 1 night stay requests. They have lots of people in and out of the house for STR. https://www.airbnb.com/rooms/826700918102002448?adults=1&children=0&infants=0&location=Fort%20Worth%2C%20TX%2076137%2C%20USA&check_in=2023-07-13&check_out=2023-07-18&source_impression_id=p3_1689258435_DTK4JyOPzuyt9F71&previous_page_section_name=1001	7/13/2023
Zoning	1054844	6408	6408		STONE CREEK		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Is this an inquiry? No - Homeowner is renting home as an air bnb & renting his swimming pool. Caller has a screenshot of him advertising it. Stacey 8176949539	7/18/2023
Zoning	1055044	3014	3014		LEE		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.7;os=ios;os_ver=16.5.1;model=iPhone 13 Pro Max;model_id=;device_id=918d5b80-dc06-4dbd-aad1-39a4f33b4be8;registered=2023-02-26T20:51:41 - Spot Reference Id 80b702c8-5b82-4628-b9cd-b5d5c163f2a5 - Short term rental	7/19/2023
Zoning	1055045	1200	1200	NW	29TH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Front Yard - How long has the violation existed? 1 Week - 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.7;os=ios;os_ver=16.5.1;model=iPhone 13 Pro Max;model_id=;device_id=918d5b80-dc06-4dbd-aad1-39a4f33b4be8;registered=2023-02-26T20:51:41 - Spot Reference Id 15a09f1e-6433-4a72-a36a-672f4af361e4 - Short term rental	7/19/2023
Zoning	1055092	604	604		CANYON CREEK		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Front Yard,Rear Yard,Side Yard,Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - This has been a short term rental for over a year. Every weekend and some weeknights there are different people and cars at the property. This past weekend the driveway was full and there were 10-15 cars parked along both sides of the street, making it difficult to navigate down the street. I have submitted this complaint before to the city and no action was taken. This is a nuisance in our neighborhood, which is zoned A-21 and does not allow for STRs of any kind. The revolving door of short term tenants does not promote safety in our neighborhood and increases the risk of crime. I have attached a screenshot from today and from the last time I submitted a complaint, over five months ago. Please take action and require these homeowners to abide by the zoning regulations.	7/20/2023
Zoning	1055132	8304	8304		Summer Park		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - air bnb	7/20/2023
Zoning	1055755	3233	3233		College		Complainant states that there is remodeling the home with no permits converting 3 bedrooms into 6. The complainant states that the property owner of this property conveyed to the neighbors that they will be operating a short term rental or lodging house. Please call complainant back after investigation is complete.	7/25/2023
Zoning	1056073	6408	6408		STONE CREEK		CE - Zoning: What is the violation? Illegal Land Use - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Mobile Apps Reporter Information app=;app_ver=6.4.7;os=android;os_ver=33;model=SM-F721U;model_id=;device_id=b8fc6591-03d0-4681-8997-90ea6a799aee;registered=2023-02-26T20:50:47 - Spot Reference Id 35093cb4-d819-4379-baff-cbc42b41d94a - Airbnb	7/27/2023
Zoning	1056166	9825	9825		SALTBRUSH		CE - Zoning: What is the violation? Short Term House Rental - Where is the violation located? Inside Structure - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Is this an inquiry? No - Jerry Farren 919-398-2888 The house is being rented out on Airbnb	7/28/2023

Complaint Type	Complaint ID	Location Start Block	Location End Block	Location Prefix	Location Street Name	Location Suffix	Comments	Create Date
Zoning	1056180	3142	3142		Sappington		CE - Other Similar Zoning Activities: What is occurring on the property? property is being advertised as air bnb - What type of property? Residence - Where located on property? Front Yard - How long has it existed? Less than 1 Month - Is this an inquiry? No - Would you like to be contacted by a Code Officer? Yes - house listed on trulia.com This unit is a Backhouse unit. Kitchen & living room area are open concept. Newly remodeled stand up showers. Air bnb and short term rental sublease welcome. 12 minute drive from TCU and 15 minute drive from stockyards. 1 year lease. Back house. Front unit will be occupied by another tenant but owner is willing to lease both units to one large family	7/28/2023
Zoning	1057391	1860	1860	E	NORTHSIDE		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? Yes - Do you want to be a witness? No - Shelby at Northside currently has 11 airBnb's operating out of the apartment complex. Not only is this in violation of the Fort Worth zoning as it shows conditional. It is in violation of our lease agreement which we are not allowed to open our apartments up as short term rentals or except any form of compensation for our apartments. Management was notified almost 2 weeks ago, and has not done anything to shut the Airbnb's down. Personally, I believe that someone in management has to be involved, as all 11 apartments are under a single LLC with the name of Stays by Monaco. When we followed up with management about the Airbnb's under stays by Monaco, we were told that it was a mistake, and it was individual residents. Which is an absolute lie according to the reviews on the Airbnb website. The LLC is located out of Deerborn Michigan. It would not let me upload any photos, but I have all of them.	7/30/2023
Zoning	1057394	2001	2001		COLUMBUS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Rear Yard, Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Air bnb rental for both the front of the house and the back building of the house. Read the reviews and you'll see she rents it out pretty regularly	7/30/2023
Zoning	1057419	1505	1505	N	Riverside		Airbnb - House was recently sold and the new owners told a neighbor that it is going to be an AirBnb	7/31/2023
Multi-Family	1057428	1852	1852	E	NORTHSIDE		CE - Multi-Family - Rental Complexes : Have you notified management? Yes - If yes, when was management notified? 07/31/2023 12:00:00 AM - What is the issue? stated that the apartment leasing office has rented out units to llc and that they are renting the units as airbnb - Where is the issue located? Common area - How long has the issue existed? More than 1 Week - Would you like to be contacted by a Code Officer? Yes - Is this an inquiry? No - Shelby at Northside stated that this has been going on since April	7/31/2023
Zoning	1057789	10256	10256		CYPRESS HILLS		CE - Zoning: What is the violation? Short Term House Rental, - Where is the violation located? Inside Structure, - How long has the violation existed? Greater than 1 Month - Would you like to be contacted by a Code Officer? No - Do you want to be a witness? No - Residential area. Another very close neighbor said they may also bnb. We have enough long term rentals without short term rentals evolve is rental company	8/2/2023

**To the Mayor and Members of the City Council**

December 7, 2021

Page 1 of 3

**SUBJECT: Short-Term Rentals**

This report provides information regarding current regulations and enforcement of short-term rental (STR) in Fort Worth and information on the regulation of STRs by other cities in Texas. Short-term rentals are dwelling units where compensation is received for overnight lodging for 1 to 30 days.

**ZONING**

Prior to 2018, short-term rentals were not defined, expressly allowed or listed in the Zoning Ordinance and were treated as analogous to a hotel or motel use. In February 2018, the City Council adopted Ordinance No. 23110-02-2018 which provided a definition for short-term rental and amended the land use tables to indicate in which zoning districts short term rentals are allowed by right. Currently, STRs are allowed in all mixed-use and most form-based districts, commercial (E-G), and industrial districts (I-K) with a Certificate of Occupancy. STRs are not allowed in residential districts (A-UR).

A property owner seeking to operate a short-term rental in a residential district is required to submit a rezoning application for a planned development district to add the use of short-term rental. The City has not received any rezoning applications for short-term rental.

**ENFORCEMENT**

The Code Compliance Department investigates citizen-initiated complaints regarding short-term rentals. While some complaints are received for previous short-term rental violators, most complaints are generated due to nuisance activity occurring during the renter's stay, such as parties, noise and trash. When complaints are received in residential districts, the property owners are issued educational information advising them of the ordinance and possible enforcement actions if short-term rental activity is observed. Since most activity occurs online (bookings and payments) and within a private residence, these violations are difficult to prove. Suspected properties are monitored for activity, including online bookings, vehicle traffic and conversations with renters. When violations are observed, citations are issued to the property owners. The City cannot issue citations based on STR advertisements or online bookings alone.

Previously tracked as a general zoning violation, a separate category was created in June 2019 to track short-term rental violations. Below are the number of cases worked since the creation of this category.

- FY2019 – 23 cases (59 inspections)
- FY2020 – 52 cases (258 inspections)
- FY2021 – 71 cases (278 inspections)

**INFORMAL REPORT TO CITY COUNCIL MEMBERS****No.****To the Mayor and Members of the City Council**

December 7, 2021

Page 2 of 3

**SUBJECT: Short-Term Rentals****OTHER CITIES**

City	Zoning	License/Permit	Insurance	Inspection	Hotel and Occupancy Tax
Fort Worth	Not allowed in residential districts; allowed in mixed-use, commercial, and industrial	N/A	N/A	N/A	Collected if paid
Austin*	3 tiers of STRs allowed in residential districts with restrictions	Renewable annual license	Required	Required	Required to be paid
Arlington*	Allowed in designated zone and in certain single-family districts based on density	Renewable annual license	Required	Required prior to issuance of license	Required to be paid
Dallas	No zoning regulations	Exempted from rental home registration program	N/A	Exempted from rental home inspection program	Required to be paid
Grapevine*	Not allowed in any zoning district	N/A	N/A	N/A	Collected if paid
San Antonio	Allowed in residential and commercial districts; Tiers based on ownership and density allowances by special exception	3-year renewable; nontransferable	Required	Required upon complaint or violation	Required to be paid

\* **Litigation** – Austin, Arlington and Grapevine cases more fully explained below.

**COURT CASES:**

The cities of Austin, Arlington and Grapevine have been involved in litigation involving their STR regulations. Austin and Arlington allow STR in limited areas and subject to certain operating requirements, while Grapevine has a complete prohibition on STRs.

***Zaatari v. City of Austin:*** (ordinance partially invalidated)

In November 2020, the Third Court of Appeals in Austin invalidated the City of Austin's ban on short-term rentals of non-owner-occupied properties after 2022 because it was unconstitutionally retroactive and found unconstitutional regulations prohibiting outdoor assemblies between certain hours and a limitation on the number of persons. Austin appealed the decision but was denied cert by the Supreme Court of Texas.

**ISSUED BY THE CITY MANAGER****FORT WORTH, TEXAS****Exhibit "A-5"**

CFW\_000118

To the Mayor and Members of the City Council

December 7, 2021

Page 3 of 3

**SUBJECT: Short-Term Rentals*****Draper v. City of Arlington:*** (ordinance upheld)

In August 2021, the Second Court of Appeals in Fort Worth denied homeowners' request for a temporary injunction to prevent Arlington from enforcing two new ordinances. The first ordinance amended Arlington's Unified Development Code to allow STRs only in certain areas of the city and the other ordinance regulated the operation of STRs. Arlington has created an STR Zone, extending one mile from their entertainment area including the stadiums, where STRs were allowed by right. Arlington also allowed STRs in residential medium-density zoning districts, residential multifamily zoning districts, and nonresidential and mixed-use zoning districts. In September 2021 the Drapers filed a petition for review of the decision with the Supreme Court of Texas.

***City of Grapevine v. Muns:*** (pending)

In July 2021, the Second Court of Appeals held that the property owners challenging Grapevine's ordinance prohibiting STRs in the City had a vested right to lease their properties and as such supported claims to challenge the constitutionality of the prohibition on STRs and to seek injunctive relief to prevent Grapevine from enforcing the prohibition on STRs. Grapevine has filed a motion to request for a rehearing before the full panel of the Court of Appeals.

The Supreme Court of Texas is yet to render an opinion on a municipality's STR regulations or more specifically on the issue of whether a municipality can completely prohibit the use of single-family dwellings as an STR. Until an opinion is rendered or guidance is provided by the Texas Legislature, the adoption of municipal regulations on STRs remains unclear with each municipality weighing the positives and negatives associated with STRs.

For zoning questions on STRs, please contact D.J. Harrell, Development Services Director, at 817-392-8032 or Melinda Ramos, Senior Assistant City Attorney, at 817-392-7631. For enforcement questions on STRs, please contact Brandon Bennett, Code Compliance Director, at 817-392-6322.

**David Cooke**  
**City Manager**

Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
604806		2021	Clover	Ln		10/1/2021	1	12/21/2021	7	A-5	875839	Short Term Home Rental	Zoning - Residential
605419		1501	Lagonda	Ave		10/8/2021	1	1/20/2022	2	A-5	876661	Short Term Home Rental	Zoning - Residential
605540		3841	Englewood	Ln		10/11/2021	1	12/22/2021	7	A-7.5	876825	Short Term Home Rental	Zoning - Residential
605567		3833	Englewood	Ln		10/12/2021	1	1/12/2022	7	A-7.5	876868	Short Term Home Rental	Zoning - Residential
605577		9886	Lake Haver	Cir		10/12/2021	1	1/27/2022	7	A-10	877042	Short Term Home Rental	Zoning - Residential
605595		1300	Madeline	Pl		10/12/2021	1	2/8/2022	7	A-5	876900	Short Term Home Rental	Zoning - Residential
606113		8124	Trinity Vist	Trl		10/19/2021	1	12/21/2021	5	A-5	877641	Short Term Home Rental	Zoning - Residential
606117		8241	Winter Fall	Trl		10/19/2021	1	12/21/2021	5	A-5	877645	Short Term Home Rental	Zoning - Residential
606273		1510	Lagonda	Ave		10/21/2021	1	2/28/2022	2	B	877876	Short Term Home Rental	Zoning - Residential
606811		459	Bryan	Ave		10/28/2021	1	10/29/2021	9	NS-T5	878632	Short Term Home Rental	Zoning - Residential
607205		14721	Cedar Flat	Way		11/3/2021	0	10/4/2023	10	A-5	879197	Short Term Home Rental	Zoning - Residential
607282		2501	Big Spring	Dr		11/4/2021	1	4/28/2022	5	A-5	879326	Short Term Home Rental	Zoning - Residential
607494		3628	Harley	Ave		11/6/2021	1	1/20/2022	7	C	879643	Short Term Home Rental	Zoning - Residential
607573		4005	El Campo	Ave		11/8/2021	1	1/5/2022	7	A-5	879762	Short Term Home Rental	Zoning - Residential
607591		3607	El Campo	Ave		11/8/2021	1	1/4/2022	7	ER	879783	Short Term Home Rental	Zoning - Residential
607597		3813	Lafayette	Ave		11/8/2021	1	11/11/2021	7	B	879794	Short Term Home Rental	Zoning - Residential
607613		3630	Harley	Ave		11/8/2021	1	12/18/2021	7	C	879817	Short Term Home Rental	Zoning - Residential
607628	W	1225	Arlington	Ave		11/9/2021	1	6/16/2023	9	B	879838	Short Term Home Rental	Zoning - Residential
608472		1500	Pacific	Pl		11/22/2021	1	4/5/2023	5	A-5	881080	Short Term Home Rental	Zoning - Residential
608532		1962	Mims	St		11/23/2021	0	9/22/2023	5	A-5	881161	Short Term Home Rental	Zoning - Residential
608573		10229	Long Rifle	Dr		11/24/2021	1	7/13/2023	7	A-5	881218	Short Term Home Rental	Zoning - Residential
608721		5629	Birchman	Ave		11/30/2021	1	12/14/2021	7	A-5	881427	Short Term Home Rental	Zoning - Residential
610721		7216	Windy Ridg	Dr		12/23/2021	1	3/1/2022	6	A-5	884183	Short Term Home Rental	Zoning - Residential
610727		1619	Grand	Ave		12/23/2021	1	3/1/2022	2	A-5	884190	Short Term Home Rental	Zoning - Residential
610758		4171	Carolyn	Rd		12/27/2021	1	1/10/2022	3	A-5	884238	Short Term Home Rental	Zoning - Residential
611396		7909	Summit Cove			1/6/2022	1	2/8/2022	7	A-5	885149	Short Term Home Rental	Zoning - Residential
611592		4141	Sanguinet	St		1/10/2022	1	2/21/2022	9	A-5	885429	Short Term Home Rental	Zoning - Residential
611726		3952	Hollow Lak	Rd		1/11/2022	1	7/7/2022	7	A-5	885606	Short Term Home Rental	Zoning - Residential
611944		6513	Malvey	Ave		1/13/2022	1	5/20/2022	3	B	885899	Short Term Home Rental	Zoning - Residential
612240		4229	Glen Abbey	Dr		1/19/2022	1	2/7/2022	6	A-5	886294	Short Term Home Rental	Zoning - Residential
612370		5017	Mountain S	Trl		1/20/2022	1	2/7/2022	6	R2	886471	Short Term Home Rental	Zoning - Residential
613309	W	1460	Allen	Ave		2/1/2022	1	4/11/2023	9	C	887730	Short Term Home Rental	Zoning - Residential
613327		1510	Hurley	Ave		2/1/2022	1	3/25/2022	9	C	887759	Short Term Home Rental	Zoning - Residential
613373		1516	Hurley	Ave		2/1/2022	1	4/4/2022	9	A-5	887816	Short Term Home Rental	Zoning - Residential
613634		1306	Odd	St		2/8/2022	0	10/10/2023	2	A-5	888181	Short Term Home Rental	Zoning - Residential
613643		2001	Columbus	Ave		2/8/2022	0	10/10/2023	2	A-5	888193	Short Term Home Rental	Zoning - Residential
613651		1624	Circle Park	Blvd		2/8/2022	0	8/24/2023	2	A-5	888203	Short Term Home Rental	Zoning - Residential
613657	Nw	411	16th	St		2/8/2022	1	2/8/2023	2	A-5	888210	Short Term Home Rental	Zoning - Residential
613665		1302	Odd	St		2/8/2022	0	10/10/2023	2	A-5	888222	Short Term Home Rental	Zoning - Residential
613671	N	1307	Calhoun	St		2/8/2022	0	10/10/2023	2	B	888230	Short Term Home Rental	Zoning - Residential
613689	N	1404	Calhoun	St		2/8/2022	1	2/21/2022	2	B	888253	Short Term Home Rental	Zoning - Residential
613695		1702	Lee	Ave		2/8/2022	1	8/15/2022	2	A-5	888259	Short Term Home Rental	Zoning - Residential
613949	Nw	1008	20th	St		2/11/2022	1	8/9/2023	2	A-5	888618	Short Term Home Rental	Zoning - Residential

## Exhibit "A-5"

Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
613960		2101	Lee	Ave		2/11/2022	0	10/10/2023	2	A-5	888633	Short Term Home Rental	Zoning - Residential
613985		2311	Clinton	Ave		2/11/2022	0	10/10/2023	2	B	888662	Short Term Home Rental	Zoning - Residential
613990		2504	Loving	Ave		2/11/2022	1	2/9/2023	2	A-5	888670	Short Term Home Rental	Zoning - Residential
613994		2512	Lee	Ave		2/11/2022	1	3/22/2023	2	A-5	888674	Short Term Home Rental	Zoning - Residential
614001		2523	Ross	Ave		2/11/2022	1	2/23/2023	2	A-5	888683	Short Term Home Rental	Zoning - Residential
614028	Nw	409	26th	St		2/11/2022	1	2/23/2023	2	A-5	888714	Short Term Home Rental	Zoning - Residential
614034		2505	Lincoln	Ave		2/11/2022	0	10/10/2023	2	A-5	888722	Short Term Home Rental	Zoning - Residential
614064		2602	Clinton	Ave		2/14/2022	0	10/10/2023	2	A-5	888763	Short Term Home Rental	Zoning - Residential
614064		2602	Clinton	Ave		2/14/2022	0	10/10/2023	2	A-5	942769	Short Term Home Rental	Zoning - Residential
614078	Nw	200	21st	St		2/14/2022	0	10/10/2023	2	A-5	888782	Short Term Home Rental	Zoning - Residential
614107	Nw	2606	27th	St		2/14/2022	1	4/19/2022	2	A-5	888823	Short Term Home Rental	Zoning - Residential
614287		2259	Alston	Ave		2/16/2022	1	5/13/2022	9	B	889912	Short Term Home Rental	Zoning - Residential
614473		3327	Bristol	Rd		2/17/2022	1	3/9/2022	7	B	889367	Short Term Home Rental	Zoning - Residential
614524		3401	Dorothy	Ln	S	2/18/2022	0	9/7/2023	7	A-5	889395	Short Term Home Rental	Zoning - Residential
614534		908	Dorothy	Ln		2/18/2022	1	2/22/2022	7	B	889407	Short Term Home Rental	Zoning - Residential
614541	W	3305	4th	St		2/18/2022	1	8/15/2022	7	PD	889419	Short Term Home Rental	Zoning - Residential
614574	W	3107	5th	St		2/18/2022	1	2/22/2022	9	MU-2	889462	Short Term Home Rental	Zoning - Residential
614582		411	Templeton	Dr		2/18/2022	1	8/15/2022	9	C	889475	Short Term Home Rental	Zoning - Residential
614636		3915	White Sett	Rd		2/21/2022	1	7/7/2023	7	A-5	889546	Short Term Home Rental	Zoning - Residential
614654		1407	Grand	Ave		2/21/2022	1	2/23/2023	2	A-5	889570	Short Term Home Rental	Zoning - Residential
614843	W	1024	Arlington	Ave		2/22/2022	1	6/1/2022	9	B	889835	Short Term Home Rental	Zoning - Residential
614860		1024	Hawthorne	Ave		2/22/2022	1	2/25/2023	9	B	889858	Short Term Home Rental	Zoning - Residential
614868		1951	Washington	Ave		2/22/2022	1	2/22/2022	9	B	889867	Short Term Home Rental	Zoning - Residential
614877	W	1028	Arlington	Ave		2/22/2022	1	8/9/2023	9	B	889876	Short Term Home Rental	Zoning - Residential
614887		1901	6th	Ave		2/23/2022	1	8/2/2023	9	B	889890	Short Term Home Rental	Zoning - Residential
614891		1831	Fairmount	Ave		2/23/2022	1	7/8/2022	9	B	889896	Short Term Home Rental	Zoning - Residential
614894		1908	Fairmount	Ave		2/23/2022	1	6/13/2023	9	B	889901	Short Term Home Rental	Zoning - Residential
614895		2249	6th	Ave		2/23/2022	1	7/6/2023	9	B	889903	Short Term Home Rental	Zoning - Residential
614900		2260	Washington	Ave		2/23/2022	1	6/16/2023	9	B	889909	Short Term Home Rental	Zoning - Residential
614904		2264	Lipscomb	St		2/23/2022	1	4/11/2023	9	B	889916	Short Term Home Rental	Zoning - Residential
614919		4221	Lisbon	St		2/25/2022	1	7/13/2023	9	B	889942	Short Term Home Rental	Zoning - Residential
614926		3220	Waits	Ave		2/25/2022	1	7/5/2023	9	A-5	889953	Short Term Home Rental	Zoning - Residential
614929		1400	Robinwood	Dr		2/25/2022	1	2/25/2022	4	PD	889956	Short Term Home Rental	Zoning - Residential
614932		9212	Leveret	Ln		2/25/2022	1	5/2/2023	7	A-5	889960	Short Term Home Rental	Zoning - Residential
614934		4824	Westcreek	Dr		2/25/2022	0	8/29/2023	9	A-5	889962	Short Term Home Rental	Zoning - Residential
614937		9309	Herringbor	Dr		2/25/2022	0	10/4/2023	10	A-5	889968	Short Term Home Rental	Zoning - Residential
614939		3144	Wabash	Ave		2/25/2022	1	6/26/2023	9	A-5	889970	Short Term Home Rental	Zoning - Residential
614941		7205	Teal	Dr		2/25/2022	1	4/26/2022	4	B	889972	Short Term Home Rental	Zoning - Residential
614948		2604	Wayside	Ave		2/25/2022	1	3/22/2022	9	A-5	889979	Short Term Home Rental	Zoning - Residential
614949		4617	China Rose	Dr		2/25/2022	1	4/26/2022	4	A-5	889982	Short Term Home Rental	Zoning - Residential
614953	S	3007	Jennings	Ave		2/25/2022	1	4/13/2022	9	B	889998	Short Term Home Rental	Zoning - Residential
614954		9116	Settlers Pe	Rd		2/25/2022	1	2/8/2023	7	A-5	889989	Short Term Home Rental	Zoning - Residential
614955	W	2137	Lotus	Ave		2/25/2022	1	5/5/2022	9	A-7.5	889990	Short Term Home Rental	Zoning - Residential

## Exhibit "A-5"

Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
614958		5516	Brahma	Trl		2/25/2022	1	12/27/2022	2	A-5	889996	Short Term Home Rental	Zoning - Residential
614960		3117	Lipscomb	St		2/25/2022	1	4/7/2022	9	A-5	889999	Short Term Home Rental	Zoning - Residential
614962		3508	Fossil Park	Dr		2/25/2022	1	6/24/2022	4	A-5	890001	Short Term Home Rental	Zoning - Residential
614974		5228	Trail Lake	Dr		2/25/2022	1	4/21/2022	6	A-5	890018	Short Term Home Rental	Zoning - Residential
614975	S	3318	Jennings	Ave		2/25/2022	1	8/18/2023	11	A-5	890019	Short Term Home Rental	Zoning - Residential
614980		7336	Love	Cir		2/25/2022	1	2/25/2022	7	A-5	890028	Short Term Home Rental	Zoning - Residential
614983		2818	Addison Pa	Ln		2/25/2022	1	7/12/2023	9	UR	890037	Short Term Home Rental	Zoning - Residential
614987		7429	Shadow Be	Dr		2/25/2022	1	5/24/2022	4	A-5	890039	Short Term Home Rental	Zoning - Residential
614992	E	1450	Rosedale	St		2/25/2022	1	8/30/2022	8	A-5	890047	Short Term Home Rental	Zoning - Residential
614994		7905	Hayfield	Ct		2/25/2022	1	6/24/2022	4	A-5	890049	Short Term Home Rental	Zoning - Residential
614998		7583	Surfside	Dr		2/25/2022	1	2/9/2023	7	A-5	890053	Short Term Home Rental	Zoning - Residential
615007		2248	5th	Ave		2/26/2022	1	5/11/2022	9	B	890063	Short Term Home Rental	Zoning - Residential
615010		10413	Jaybird	Dr		2/26/2022	1	11/14/2022	7	A-5	890068	Short Term Home Rental	Zoning - Residential
615024		3308	Martin Lyd	Ave		2/28/2022	1	8/5/2022	9	A-5	890087	Short Term Home Rental	Zoning - Residential
615035		1904	FAIRMOU	Ave		2/28/2022	1	5/20/2022	9	B	890100	Short Term Home Rental	Zoning - Residential
615040		3321	Park Ridge	Blvd		2/28/2022	1	8/30/2023	9	A-5	890106	Short Term Home Rental	Zoning - Residential
615044		1826	College	Ave		2/28/2022	1	4/1/2022	9	B	890113	Short Term Home Rental	Zoning - Residential
615112		6920	Craig	St		2/28/2022	1	5/3/2023	5	A-5	890209	Short Term Home Rental	Zoning - Residential
615351		3129	Odessa	Ave		3/3/2022	1	7/5/2023	9	A-5	890546	Short Term Home Rental	Zoning - Residential
615452		9033	Quarry Hill	Ct		3/4/2022	1	3/4/2022	7	A-5	890689	Short Term Home Rental	Zoning - Residential
615718		7273	Decoy	Ln		3/8/2022	1	4/19/2022	5	A-5	891085	Short Term Home Rental	Zoning - Residential
615798		1024	Lilac	St		3/9/2022	1	6/2/2022	9	B	891220	Short Term Home Rental	Zoning - Residential
615939	W	3727	Biddison	St		3/10/2022	1	5/17/2023	3	A-5	891432	Short Term Home Rental	Zoning - Residential
616101		11400	Petunia	Dr		3/14/2022	0	9/14/2023	10	PD	891671	Short Term Home Rental	Zoning - Residential
617658		4200	Lakewood	Dr		4/1/2022	1	11/28/2022	7	A-5	893895	Short Term Home Rental	Zoning - Residential
617983		3136	Wabash	Ave		4/5/2022	1	4/15/2022	9	A-5	894345	Short Term Home Rental	Zoning - Residential
618312		3829	Byers	Ave		4/8/2022	1	8/15/2022	7	B	894840	Short Term Home Rental	Zoning - Residential
619687		9524	Watercress	Dr		4/22/2022	1	1/17/2023	7	A-5	896814	Short Term Home Rental	Zoning - Residential
619714		8613	Corral	Cir		4/22/2022	1	5/16/2022	4	AR	896851	Short Term Home Rental	Zoning - Residential
619873		11236	Golden Tri	Cir		4/26/2022	1	7/11/2022	7	PD	897052	Short Term Home Rental	Zoning - Residential
620344		7953	Hidden Bro	Dr		4/29/2022	1	6/23/2022	5	A-5	897693	Short Term Home Rental	Zoning - Residential
620460		5417	El Campo	Ave		5/2/2022	1	8/31/2023	7	A-5	897872	Short Term Home Rental	Zoning - Residential
620483	W	1011	Allen	Ave		5/2/2022	1	4/11/2023	9	B	897902	Short Term Home Rental	Zoning - Residential
620857		3516	W BIDDISON			5/5/2022	1	10/3/2022	3	A-5	898428	Short Term Home Rental	Zoning - Residential
620866	W	3516	Biddison	St		5/5/2022	1	5/22/2023	3	A-5	898439	Short Term Home Rental	Zoning - Residential
621273		5801	Brahma	Trl		5/10/2022	1	2/13/2023	2	PD	899007	Short Term Home Rental	Zoning - Residential
622419		3801	El Campo	Ave		5/20/2022	1	7/5/2023	7	A-5	900651	Short Term Home Rental	Zoning - Residential
623100		3101	Conejos	Dr		5/31/2022	1	6/1/2022	3	A-5	901618	Short Term Home Rental	Zoning - Residential
623657		6445	Rosemont	Ave		6/6/2022	1	10/12/2022	3	A-7.5	902391	Short Term Home Rental	Zoning - Residential
623657		6445	Rosemont	Ave		6/6/2022	1	10/12/2022	3	A-7.5	916946	Short Term Home Rental	Zoning - Residential
623791		8220	Shore View	Dr		6/7/2022	1	6/14/2022	7	A-5	902603	Short Term Home Rental	Zoning - Residential
625062		4000	Sanguinet	St		6/16/2022	1	10/9/2023	3	A-5	904317	Short Term Home Rental	Zoning - Residential
625149		2706	Bomar	Ave		6/16/2022	1	7/14/2022	8	A-5	904446	Short Term Home Rental	Zoning - Residential

## Exhibit "A-5"



Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
626574		8220	Shore View	Dr		7/1/2022	1	4/12/2023	7	A-5	906539	Short Term Home Rental	Zoning - Residential
626765		9886	Lake Haver	Cir		7/6/2022	1	1/13/2023	7	A-10	906829	Short Term Home Rental	Zoning - Residential
627198		4171	Carolyn	Rd		7/12/2022	1	8/30/2023	3	A-5	907487	Short Term Home Rental	Zoning - Residential
627288		4628	Belladonna	Dr		7/12/2022	1	1/5/2023	6	AR	907624	Short Term Home Rental	Zoning - Residential
627652		725	Oakwood	Trl		7/16/2022	1	9/12/2022	4	D	908144	Short Term Home Rental	Zoning - Residential
627766		0	4337 BIRCHMAN			7/18/2022	1	8/30/2023	7	A-5	908297	Short Term Home Rental	Zoning - Residential
627779		3737	Bunting	Ave		7/18/2022	1	10/9/2023	7	A-5	908315	Short Term Home Rental	Zoning - Residential
627781		3716	Lost Creek	Blvd		7/18/2022	1	7/12/2023	3	PD	908317	Short Term Home Rental	Zoning - Residential
627952		4924	Calmont	Ave		7/20/2022	0	10/3/2023	7	A-5	908561	Short Term Home Rental	Zoning - Residential
628014		604	Canyon Cre	Trl		7/20/2022	1	12/29/2022	4	A-5	908674	Short Term Home Rental	Zoning - Residential
628212		8609	Hidden Me	Dr		7/22/2022	1	2/15/2023	7	A-5	908990	Short Term Home Rental	Zoning - Residential
628401		1420	Jasper	St		7/25/2022	1	1/24/2023	2	A-5	909233	Short Term Home Rental	Zoning - Residential
628454		5200	Merced	Dr		7/26/2022	1	5/12/2023	4	AR	909328	Short Term Home Rental	Zoning - Residential
628471		8309	Woodland	Way		7/26/2022	1	8/11/2022	4	AR	909362	Short Term Home Rental	Zoning - Residential
628502		2803	Frazier	Ave		7/26/2022	1	7/12/2023	9	A-5	909406	Short Term Home Rental	Zoning - Residential
628703		5049	Bedfordshi	Dr		7/28/2022	0	10/5/2023	2	A-5	909722	Short Term Home Rental	Zoning - Residential
628741	E	4200	Berry	St		7/29/2022	1	7/29/2022	5	MU-1	909776	Short Term Home Rental	Zoning - Residential
628814		12645	Mourning T	Ln		7/29/2022	1	7/27/2023	10	A-5	909895	Short Term Home Rental	Zoning - Residential
628827		6905	Andress	Dr		7/29/2022	1	11/21/2022	6	A-5	909913	Short Term Home Rental	Zoning - Residential
628883		4008	El Campo	Ave		8/1/2022	1	5/17/2023	7	A-5	910006	Short Term Home Rental	Zoning - Residential
628891		10429	Nettie	St		8/1/2022	1	4/3/2023	7	A-5	910016	Short Term Home Rental	Zoning - Residential
629184	W	3414	4th	St		8/3/2022	1	7/5/2023	7	C	910463	Short Term Home Rental	Zoning - Residential
629502		5308	Wyndrook	St		8/8/2022	0	9/16/2023	4	A-5	910962	Short Term Home Rental	Zoning - Residential
629538		2200	Harrison	Ave		8/8/2022	1	6/16/2023	9	A-5	911008	Short Term Home Rental	Zoning - Residential
629554		3705	Collinwood	Ave		8/8/2022	1	7/5/2023	7	B	911031	Short Term Home Rental	Zoning - Residential
629558		7752	Stansfield	Dr		8/8/2022	1	8/17/2023	4	A-5	911037	Short Term Home Rental	Zoning - Residential
629650		3836	Calmont	Ave		8/9/2022	1	8/11/2023	7	A-5	911171	Short Term Home Rental	Zoning - Residential
629776		1304	Smilax	Ave		8/11/2022	1	8/11/2023	11	A-10	911391	Short Term Home Rental	Zoning - Residential
630279		6014	Calloway	Ct		8/17/2022	1	2/9/2023	7	B	912130	Short Term Home Rental	Zoning - Residential
630435		10500	Horn Frog	St		8/18/2022	1	6/15/2023	7	A-5	912362	Short Term Home Rental	Zoning - Residential
630546		7953	Hidden Bro	Dr		8/19/2022	1	9/1/2022	5	A-5	912507	Short Term Home Rental	Zoning - Residential
630558		8028	Gila Bend	Ln		8/19/2022	1	9/9/2022	4	A-5	912528	Short Term Home Rental	Zoning - Residential
630619		1563	Jocelyn	Dr		8/23/2022	1	7/5/2023	10	A-5	912620	Short Term Home Rental	Zoning - Residential
630633		1528	Jocelyn	Dr		8/23/2022	1	5/30/2023	10	A-5	912637	Short Term Home Rental	Zoning - Residential
630654		12129	Prudence	Dr		8/23/2022	1	3/20/2023	7	A-5	912668	Short Term Home Rental	Zoning - Residential
630668		3521	Plymouth	Ave		8/23/2022	1	3/10/2023	3	A-5	912689	Short Term Home Rental	Zoning - Residential
630816		1709	Everitt	Tr		8/24/2022	1	5/2/2023	7	R1	912905	Short Term Home Rental	Zoning - Residential
630824		12117	Willet	Rd		8/24/2022	1	8/24/2022	7	A-5	912920	Short Term Home Rental	Zoning - Residential
631011		2109	6th	Ave		8/26/2022	1	12/8/2022	9	B	913200	Short Term Home Rental	Zoning - Residential
632058		1820	Clover	Ln		9/9/2022	1	6/23/2023	7	B	914722	Short Term Home Rental	Zoning - Residential
632713		10008	Cougar	Trl		9/15/2022	1	8/3/2023	7	A-5	915665	Short Term Home Rental	Zoning - Residential
633388		4633	Calmont	Ave		9/21/2022	0	10/6/2023	7	B	916629	Short Term Home Rental	Zoning - Residential
633389		2008	Frosted Wi	Ln		9/21/2022	1	1/5/2023	7	A-5	916630	Short Term Home Rental	Zoning - Residential

## Exhibit "A-5"

Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
633404		5100	Calmont	Ave		9/21/2022	0	10/2/2023	7	B	916652	Short Term Home Rental	Zoning - Residential
633409		5108	Calmont	Ave		9/21/2022	1	11/1/2022	7	B	916657	Short Term Home Rental	Zoning - Residential
634232		4908	Staples	Ave		9/29/2022	1	4/25/2023	9	A-5	917858	Short Term Home Rental	Zoning - Residential

Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
634881		5508	Shady Springs	Trl		10/6/2022	1	1/13/2023	2	R1	918825	Short Term Home Rental	Zoning - Residential
635003		1300	Madeline	Pl		10/7/2022	1	7/13/2023	7	A-5	918994	Short Term Home Rental	Zoning - Residential
635187		4624	Harley	Ave		10/11/2022	1	6/28/2023	7	A-5	919264	Short Term Home Rental	Zoning - Residential
635239		1432	Palmold	Cir	E	10/11/2022	1	5/2/2023	5	B	919339	Short Term Home Rental	Zoning - Residential
635395		4736	Calmont	Ave		10/13/2022	1	5/11/2023	7	B	919563	Short Term Home Rental	Zoning - Residential
635450		6037	Fantail	Dr		10/13/2022	1	1/13/2023	7	A-5	919642	Short Term Home Rental	Zoning - Residential
635502		4708	Houghton	Ave		10/14/2022	1	8/17/2023	3	B	919715	Short Term Home Rental	Zoning - Residential
635738		701	Raintree	Rd		10/18/2022	1	3/28/2023	4	A-10	920070	Short Term Home Rental	Zoning - Residential
635828		3721	El Campo	Ave		10/18/2022	1	7/14/2023	7	B	920207	Short Term Home Rental	Zoning - Residential
637293		6313	Halifax	Rd		11/7/2022	1	4/10/2023	3	A-5	922371	Short Term Home Rental	Zoning - Residential
637347		2016	Frosted Willow	Ln		11/7/2022	1	11/8/2022	7	A-5	922464	Short Term Home Rental	Zoning - Residential
637514		3301	Worth Hills	Dr		11/9/2022	1	6/16/2023	9	A-5	922703	Short Term Home Rental	Zoning - Residential
637768		2536	Daisy	Ln		11/14/2022	1	6/24/2023	11	B	923089	Short Term Home Rental	Zoning - Residential
637883		625	Blue Lake	Dr		11/15/2022	0	8/28/2023	5	A-10	923283	Short Term Home Rental	Zoning - Residential
638012		4304	Finch	Dr		11/16/2022	1	7/5/2023	10	A-5	923478	Short Term Home Rental	Zoning - Residential
638227		3709	Harley	Ave		11/21/2022	1	11/21/2022	7	C	923807	Short Term Home Rental	Zoning - Residential
638486		8440	Heron	Dr		11/28/2022	1	12/28/2022	7	A-5	924197	Short Term Home Rental	Zoning - Residential
638705		1309	6th	Ave		12/1/2022	1	3/24/2023	9	NS-T4	924542	Short Term Home Rental	Zoning - Residential
638818	W	2801	Biddison	St		12/5/2022	1	12/16/2022	9	A-5	924721	Short Term Home Rental	Zoning - Residential
638822	W	2704	Biddison	St		12/5/2022	1	1/13/2023	9	A-5	924730	Short Term Home Rental	Zoning - Residential
638823		5304	Almanor	Rd		12/5/2022	0	10/10/2023	2	A-5	924733	Short Term Home Rental	Zoning - Residential
638828	W	2604	Bewick	St		12/5/2022	1	12/16/2022	9	A-5	924739	Short Term Home Rental	Zoning - Residential
638841		8921	Random	Rd		12/5/2022	1	2/13/2023	7	A-5	924754	Short Term Home Rental	Zoning - Residential
638846		4201	Anita	Ave		12/5/2022	1	9/22/2023	3	A-5	924765	Short Term Home Rental	Zoning - Residential
638852		3737	Wren	Ave		12/5/2022	1	12/29/2022	6	A-5	924779	Short Term Home Rental	Zoning - Residential
638865		8417	Crosswind	Dr		12/5/2022	1	2/13/2023	7	PD	924800	Short Term Home Rental	Zoning - Residential
638980		1728	Washington	Ave		12/7/2022	1	1/13/2023	9	B	924980	Short Term Home Rental	Zoning - Residential
639203		7808	Vinca	Cir		12/9/2022	1	1/10/2023	7	A-5	925328	Short Term Home Rental	Zoning - Residential
639224		9319	Boat Club	Rd		12/12/2022	1	2/8/2023	2	F	925353	Short Term Home Rental	Zoning - Residential
639248		9104	Old Clydesdale	Dr		12/12/2022	1	6/16/2023	6	B	925380	Short Term Home Rental	Zoning - Residential
639337		410	Wimberly	St		12/13/2022	1	3/21/2023	9	B	925511	Short Term Home Rental	Zoning - Residential
639618	S	2718	Jennings	Ave		12/20/2022	1	5/10/2023	11	B	925920	Short Term Home Rental	Zoning - Residential
639712		1520	Oakhurst Scenic	Dr		12/21/2022	1	2/10/2023	9	A-21	926049	Short Term Home Rental	Zoning - Residential
640280		5720	Wharton	Dr		1/4/2023	1	2/23/2023	6	A-5	926841	Short Term Home Rental	Zoning - Residential
640290		5017	Mountain Spring	Trl		1/4/2023	1	4/13/2023	6	R2	926858	Short Term Home Rental	Zoning - Residential
640428		1713	Martel	Ave		1/7/2023	1	3/10/2023	8	A-10	927097	Short Term Home Rental	Zoning - Residential
640436		3711	Ellsmere	St		1/7/2023	1	7/14/2023	11	A-7.5	927105	Short Term Home Rental	Zoning - Residential
640483		2745	May	St		1/9/2023	1	4/24/2023	9	B	927182	Short Term Home Rental	Zoning - Residential
640628		5121	Keating	St		1/11/2023	1	2/24/2023	4	A-5	927407	Short Term Home Rental	Zoning - Residential
640657		3916	Menzer	St		1/11/2023	0	8/28/2023	11	A-10	927451	Short Term Home Rental	Zoning - Residential
640863		3212	Vine	St		1/13/2023	1	7/25/2023	5	A-5	927765	Short Term Home Rental	Zoning - Residential
640871		6936	Brookvale	Rd		1/17/2023	1	5/15/2023	6	A-5	927782	Short Term Home Rental	Zoning - Residential
640880	E	2901	Berry	St		1/17/2023	1	2/21/2023	8	A-5	927793	Short Term Home Rental	Zoning - Residential
640888		3101	Conejos	Dr		1/17/2023	1	3/23/2023	3	A-5	927804	Short Term Home Rental	Zoning - Residential
640889		9886	Lake Haven	Cir		1/17/2023	1	8/8/2023	7	A-10	927805	Short Term Home Rental	Zoning - Residential
640891		7567	Casburn	Ct		1/17/2023	1	2/27/2023	5	A-5	927807	Short Term Home Rental	Zoning - Residential
640901		2120	Fairmount	Ave		1/17/2023	1	6/24/2023	9	B	927821	Short Term Home Rental	Zoning - Residential
640911		2121	Canton	Dr		1/17/2023	1	2/7/2023	4	A-10	927835	Short Term Home Rental	Zoning - Residential
640925		7308	Martha	Ln		1/17/2023	1	3/2/2023	4	A-5	927856	Short Term Home Rental	Zoning - Residential
640926		7209	Ellis	Rd		1/17/2023	1	3/6/2023	4	A-5	927857	Short Term Home Rental	Zoning - Residential
640928		7274	Yolanda	Dr		1/17/2023	1	3/9/2023	4	A-5	927861	Short Term Home Rental	Zoning - Residential
640936		1700	Weiler	Blvd		1/17/2023	0	8/28/2023	11	A-10	927871	Short Term Home Rental	Zoning - Residential
640946		6920	Battle Creek	Rd		1/17/2023	1	3/14/2023	3	A-5	927889	Short Term Home Rental	Zoning - Residential
640947		2916	Patino	Rd		1/17/2023	1	3/7/2023	5	A-5	927890	Short Term Home Rental	Zoning - Residential
640951		2516	Halbert	St		1/17/2023	1	3/6/2023	5	A-5	927896	Short Term Home Rental	Zoning - Residential
640957		4029	Piedmont	Rd		1/17/2023	1	7/19/2023	3	A-5	927902	Short Term Home Rental	Zoning - Residential
642301		1604	Alston	Ave		1/21/2023	1	7/12/2023	9	C	929425	Short Term Home Rental	Zoning - Residential
642381		3812	Birchman	Ave		1/23/2023	1	8/31/2023	7	A-5	942973	Short Term Home Rental	Zoning - Residential
642529		15652	Yarberry	Dr		1/25/2023	1	9/7/2023	10	A-7.5	929750	Short Term Home Rental	Zoning - Residential
642616		2201	Hurley	Ave		1/26/2023	1	9/7/2023	9	B	929890	Short Term Home Rental	Zoning - Residential

## Exhibit "A-5"

Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
642638		2229	Hurley	Ave		1/26/2023	0	10/5/2023	9 B		929925	Short Term Home Rental	Zoning - Residential
642782		3624	Mt Vernon	Ave		2/2/2023	1	9/9/2023	11 A-5		930488	Short Term Home Rental	Zoning - Residential
643132		8221	Misty Water	Dr		2/9/2023	1	8/17/2023	7 A-5		930737	Short Term Home Rental	Zoning - Residential
643149		2513	Ryan	Ave		2/10/2023	0	10/13/2023	9 A-5		930768	Short Term Home Rental	Zoning - Residential
643379		3813	Lafayette	Ave		2/14/2023	1	7/7/2023	7 B		931125	Short Term Home Rental	Zoning - Residential
643558		604	Canyon Creek	Trl		2/16/2023	1	8/22/2023	5 A-21		931389	Short Term Home Rental	Zoning - Residential
643670		1048	Blooming Prairie	Trl		2/20/2023	1	8/17/2023	4 A-5		931585	Short Term Home Rental	Zoning - Residential
643672		1124	Blooming Prairie	Trl		2/20/2023	0	10/5/2023	4 A-5		931587	Short Term Home Rental	Zoning - Residential
643831		3710	Ellsmere	St		2/21/2023	1	6/9/2023	11 A-7.5		931816	Short Term Home Rental	Zoning - Residential
643856		3700	El Campo	Ave		2/21/2023	1	7/14/2023	7 B		931849	Short Term Home Rental	Zoning - Residential
643926		3716	El Campo	Ave		2/22/2023	1	4/18/2023	7 B		931950	Short Term Home Rental	Zoning - Residential
644065		329	Blandin	St		2/24/2023	1	4/12/2023	9 PD		932186	Short Term Home Rental	Zoning - Residential
644225		716	Lake Louise	Rd		2/27/2023	0	8/28/2023	5 A-7.5		932432	Short Term Home Rental	Zoning - Residential
644284		6905	Whisper Field	Ct		2/28/2023	1	9/6/2023	5 A-5		932533	Short Term Home Rental	Zoning - Residential
644440		8204	Sambar Deer	Dr		3/2/2023	1	8/22/2023	7 A-5		932771	Short Term Home Rental	Zoning - Residential
644598		6104	Carr Creek	Trl		3/6/2023	1	3/10/2023	2 A-5		933019	Short Term Home Rental	Zoning - Residential
644611		5965	Garnet Hill	Ln		3/6/2023	1	4/7/2023	2 A-5		933037	Short Term Home Rental	Zoning - Residential
644889		7101	Ellis	Rd		3/9/2023	0	9/22/2023	5 A-5		933471	Short Term Home Rental	Zoning - Residential
645506	S	1404	Adams	St		3/20/2023	1	8/2/2023	9 C		934440	Short Term Home Rental	Zoning - Residential
645637		9813	Autumn Sage	Dr		3/22/2023	1	5/18/2023	7 A-5		934637	Short Term Home Rental	Zoning - Residential
645644		2626	May	St		3/22/2023	1	10/12/2023	11 B		934648	Short Term Home Rental	Zoning - Residential
645768		3610	Washburn	Ave		3/23/2023	1	7/7/2023	7 C		934830	Short Term Home Rental	Zoning - Residential
646071		2633	Forest Park	Blvd		3/28/2023	1	6/16/2023	9 A-5		935277	Short Term Home Rental	Zoning - Residential
646113		1400	Robinwood	Dr		3/29/2023	0	9/9/2023	11 PD		935337	Short Term Home Rental	Zoning - Residential
646635	S	1509	Lake	St		4/5/2023	1	9/9/2023	9 C		936135	Short Term Home Rental	Zoning - Residential
646751		3200	Noric	Way		4/6/2023	1	9/7/2023	10 A-5		936306	Short Term Home Rental	Zoning - Residential
647339		7120	Monterrey	Dr		4/12/2023	1	9/19/2023	5 A-5		937888	Short Term Home Rental	Zoning - Residential
647385		2725	Warren	Ln		4/13/2023	0	10/9/2023	5 A-5		937279	Short Term Home Rental	Zoning - Residential
647801		1601	Danciger	Rd		4/18/2023	1	6/8/2023	11 A-10		943839	Short Term Home Rental	Zoning - Residential
648032		4200	Lakewood	Dr		4/19/2023	1	8/29/2023	7 A-5		938258	Short Term Home Rental	Zoning - Residential
648521		8124	Heron	Dr		4/25/2023	0	10/10/2023	7 A-5		938993	Short Term Home Rental	Zoning - Residential
649148		2917	Peyton Brook	Dr		5/2/2023	0	10/9/2023	4 PD		939933	Short Term Home Rental	Zoning - Residential
649207		321	Flat Mountain	Pass		5/2/2023	0	10/6/2023	5 A-5		940008	Short Term Home Rental	Zoning - Residential
649283		5965	Garnet Hill	Ln		5/3/2023	1	8/16/2023	7 A-5		940124	Short Term Home Rental	Zoning - Residential
649796		6808	Pascal	Way		5/9/2023	1	8/15/2023	4 PD		940936	Short Term Home Rental	Zoning - Residential
649832		7733	Tudanca	Trl		5/9/2023	1	8/15/2023	7 A-5		940990	Short Term Home Rental	Zoning - Residential
649935		702	Oakwood	Trl		5/10/2023	1	9/21/2023	5 D		941144	Short Term Home Rental	Zoning - Residential
649992		4738	Calmont	Ave		5/11/2023	1	7/7/2023	7 B		941229	Short Term Home Rental	Zoning - Residential
650160		6801	Sandshell	Blvd		5/12/2023	0	9/14/2023	4 PD		941497	Short Term Home Rental	Zoning - Residential
650213		4404	French Lake	Dr		5/12/2023	1	6/7/2023	6 A-10		941585	Short Term Home Rental	Zoning - Residential
650535		2933	Ryan	Ave		5/16/2023	1	8/9/2023	9 A-5		942056	Short Term Home Rental	Zoning - Residential
651010		9825	Saltbrush	St		5/20/2023	1	9/7/2023	4 A-7.5		942723	Short Term Home Rental	Zoning - Residential
651023		1652	Scarlet Crown	Dr		5/20/2023	0	9/14/2023	4 R1		942742	Short Term Home Rental	Zoning - Residential
651057		7304	Vanessa	Dr		5/22/2023	1	6/5/2023	5 A-5		942789	Short Term Home Rental	Zoning - Residential
651184		3820	Birchman	Ave		5/23/2023	1	9/23/2023	7 A-5		942987	Short Term Home Rental	Zoning - Residential
652052		1425	5th	Ave		6/1/2023	0	9/9/2023	9 C		944242	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
652139		15848	Mirasol	Dr		6/2/2023	1	6/2/2023	10 A-5		944356	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
652455		4916	Summer Oaks	Ln		6/5/2023	1	6/26/2023	6 A-5		944786	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
652475		6445	Rosemont	Ave		6/6/2023	1	7/19/2023	3 A-7.5		944800	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653202		2701	Gordon	Ave		6/13/2023	1	7/7/2023	9 A-5		945866	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653217		7008	Martha	Ln		6/13/2023	0	9/21/2023	5 A-5		945891	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653420		4112	Ellenboro	Ln		6/15/2023	1	8/22/2023	10 A-5		946182	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653426		4812	Lovell	Ave		6/15/2023	1	6/15/2023	3 B		946188	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653432		3411	Bristol	Rd		6/15/2023	1	6/15/2023	7 A-5		946195	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653456		3411	Bristol	Rd		6/15/2023	1	10/9/2023	7 A-5		946232	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653468		12917	Farmington	Dr		6/15/2023	1	6/15/2023	10 A-5		946250	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653475		7760	Blue Mound	Rd		6/15/2023	1	6/27/2023	7 E		946257	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
653481		5521	Curzon	Ave		6/16/2023	1	8/16/2023	6 A-5		946278	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653552		4917	Bryce	Ave		6/16/2023	0	10/9/2023	7 B		946383	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
653573	N	3329	Main	St		6/16/2023	1	8/28/2023	2 FR		946421	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial

## Exhibit "A-5"

Case #	Addr Prefix	Addr Number	Street	Type	Suffix	Create Date	Case Closed	Close Date	Council	Zoning	Violation #	Violation Type	Classification
653581	N	3325	Main	St		6/16/2023	1	6/20/2023	11	FR	946431	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
653588	N	3319	Main	St		6/20/2023	0	10/12/2023	2	FR	946450	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
653936	S	2608	University	Dr		6/23/2023	1	8/16/2023	9	B	947048	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654109		4916	Summer Oaks	Ln		6/26/2023	0	8/29/2023	6	A-5	947305	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654142		8158	Heron	Dr		6/26/2023	1	9/5/2023	7	A-5	947361	Short Term Rental - Advertising, Promoting, Allowing Special Event	Zoning - Commercial
654357		209	Currie	St		6/28/2023	1	7/7/2023	9	UR	947696	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654478		2915	Pearl	Ave		6/30/2023	0	10/10/2023	2	A-5	951394	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654613		2821	Gould	Ave		7/5/2023	0	9/5/2023	2	A-5	948108	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654622		2922	Lee	Ave		7/5/2023	0	10/10/2023	2	A-5	948120	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654630		2912	Market	Ave		7/5/2023	0	9/15/2023	2	A-5	948128	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654887		6333	Skipper	Ln		7/7/2023	0	8/30/2023	7	A-5	948543	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
654976		2745	May	St		7/10/2023	1	7/10/2023	11	B	948691	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
655057		2316	Scenic Bluff	Dr		7/10/2023	1	8/15/2023	11	PD	948819	Short Term Home Rental	Zoning - Residential
655106		3725	Harley	Ave		7/11/2023	1	7/11/2023	7	C	948873	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
655303		5505	Odessa	Ave		7/12/2023	0	8/29/2023	9	A-5	949169	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
655412		7224	Blackthorn	Dr		7/14/2023	1	9/16/2023	4	A-5	949363	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
655556		6408	Stone Creek	Trl		7/18/2023	0	9/7/2023	4	R2	949808	Short Term Rental - Advertising, Promoting, Allowing Special Event	Zoning - Commercial
655817		2523	Ross	Ave		7/21/2023	0	10/10/2023	2	A-5	950003	Short Term Rental - Advertising, Promoting, Allowing Special Event	Zoning - Commercial
655817		2523	Ross	Ave		7/21/2023	0	10/10/2023	2	A-5	950011	Short Term Rental - Violate Article XIII Generally	Zoning - Commercial
655821		2409	Ross	Ave		7/21/2023	0	10/10/2023	2	A-5	950010	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
655821		2409	Ross	Ave		7/21/2023	0	10/10/2023	2	A-5	950017	Short Term Rental - Violate Article XIII Generally	Zoning - Commercial
655931	Nw	1200	29th	St		7/24/2023	1	7/24/2023	2	A-5	950198	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
655935		3014	Lee	Ave		7/24/2023	0	10/10/2023	2	A-5	950203	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
656280	Nw	701	24th	Ave		7/31/2023	0	10/10/2023	2	B	950780	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
656298		1510	Lagonda	Ave		7/31/2023	0	10/10/2023	2	B	950803	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
656312		2802	Lincoln	Ave		7/31/2023	0	9/26/2023	2	A-5	950821	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
656446		10256	Cypress Hills	Dr		8/2/2023	1	8/24/2023	7	A-5	951017	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
656463		6712	Old Stone	Dr		8/2/2023	0	9/7/2023	4	R1	951040	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
656554	N	1505	Riverside	Dr		8/2/2023	1	9/5/2023	11	A-7.5	951160	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
656695		2829	Lee	Ave		8/4/2023	0	9/15/2023	2	A-5	951365	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
656702		2903	Lee	Ave		8/4/2023	0	10/10/2023	2	A-5	951373	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
657226		1812	Woodchase	Dr		8/11/2023	0	10/13/2023	5	A-5	952137	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
657226		1812	Woodchase	Dr		8/11/2023	0	10/13/2023	5	A-5	957786	Short Term Home Rental	Zoning - Residential
657864	NULL	10236	CYPRESS HILLS	DR	NULL	8/21/2023	1	8/28/2023	7	A-5	953093	Short Term Home Rental	Zoning - Residential
657931	NULL	9125	AUTUMN FALLS	DR	NULL	8/21/2023	0	10/11/2023	5	A-5	953196	Short Term Rental - Violate Article XIII Generally	Zoning - Commercial
658022	NULL	604	CANYON CREEK	TRL	NULL	8/22/2023	1	8/22/2023	5	A-21	953341	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
658052	NULL	604	CANYON CREEK	TRL	NULL	8/23/2023	1	8/23/2023	5	A-21	953396	Short Term Rental - Violate Article XIII Generally	Zoning - Commercial
658110	NULL	10228	FOX SPRINGS	DR	NULL	8/23/2023	0	10/9/2023	10	A-5	953493	Short Term Rental - Violate Article XIII Generally	Zoning - Commercial
658147	NULL	2913	BIRD	ST	NULL	8/24/2023	0	10/11/2023	11	A-5	953557	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
658285	NULL	1000	SHADOW	LN	NULL	8/25/2023	0	9/11/2023	11	B	953768	Short Term Home Rental	Zoning - Residential
658302	NULL	4232	BOULDER PARK	DR	NULL	8/26/2023	0	10/12/2023	5	A-5	957116	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
658772	NULL	4044	FOX TROT	DR	NULL	9/1/2023	0	9/20/2023	6	A-5	954875	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
658772	NULL	4044	FOX TROT	DR	NULL	9/1/2023	0	9/20/2023	6	A-5	954522	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
658820	E	1121	ANNIE	ST	NULL	9/5/2023	0	9/5/2023	8	A-5	954604	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
658944	S	1404	ADAMS	ST	NULL	9/7/2023	0	9/7/2023	9	C	954813	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
658979	NULL	12724	ASPEN SPRINGS	LN	NULL	9/7/2023	0	9/7/2023	10	A-7.5	954871	Short Term Rental - Violate Article XIII Generally	Zoning - Commercial
659176	NULL	5304	COLONY HILL	RD	NULL	9/11/2023	0	9/11/2023	11	A-5	955205	Short Term Home Rental	Zoning - Residential
659206	NULL	2709	PRIMROSE	AVE	NULL	9/12/2023	0	9/12/2023	11	A-5	955257	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
659326	NULL	2320	WESTBROOK	AVE	NULL	9/13/2023	0	9/14/2023	11	A-5	955454	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
659337	NULL	9825	SALTBRUSH	ST	NULL	9/14/2023	0	10/9/2023	4	A-7.5	955472	Short Term Rental - Violate Article XIII Generally	Zoning - Commercial
659356	NULL	2409	WESTBROOK	AVE	NULL	9/14/2023	0	9/14/2023	11	A-5	955504	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
659448	NULL	412	OAKMONT	LN	NULL	9/15/2023	0	9/18/2023	5	A-5	955651	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
659468	NULL	1003	LIPSCOMB	ST	NULL	9/16/2023	0	9/18/2023	9	NS-T4N	955681	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
659474	NULL	2262	WASHINGTON	AVE	NULL	9/18/2023	0	9/18/2023	9	B	955690	Short Term Home Rental	Zoning - Residential
659508	NULL	2959	DANUBE	CT	NULL	9/18/2023	0	9/18/2023	5	R1	955740	Short Term Home Rental	Zoning - Residential
659545	NULL	6920	CRAIG	ST	NULL	9/18/2023	0	10/14/2023	5	A-5	955799	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
659862	NULL	2319	COLUMBUS	AVE	NULL	9/25/2023	0	10/4/2023	2	B	956265	Short Term Rental - Advertising, Promoting, Allowing Special Event	Zoning - Commercial
659896	NULL	1204	FAIRMOUNT	AVE	NULL	9/25/2023	0	9/25/2023	9	NS-T4N	956316	Short Term Rental (Legal Zoning) - Operating w/o Registration	Zoning - Commercial
659952	NULL	9313	BRINDLE	DR	NULL	9/25/2023	0	10/3/2023	5	TL-N	956396	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential
660071	NULL	2808	LIVINGSTON	AVE	NULL	9/27/2023	0	10/13/2023	9	A-5	956568	Short Term Rental (Illegal Zoning)- Advertising, Renting, Leasing w/o Registration	Zoning - Residential

## Exhibit "A-5"

Case_Nbr	ticket_nbr	offense_dt	primary_blk_mile	primary_street_nm	Violation_Cd	Violation Dscr	last_name	first_name	ofcr_badge_nbr	TO_WIT_1
2015 OR 013191	G916715	12/17/2015		6201 WINDERMERE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BOCK	TERRI	E210	BOARDING HOUSE EACH PERSON HAS INDIVIDUAL LEASES
2015 OR 013193	G916716	12/17/2015		6201 WINDERMERE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BOCK	TERRI	E210	BOARDING HOUSE MORE THAN 5 UNRELATED PERSONS WITH INDIVIDUAL LEASES
2017 OR 003756	G969701	4/7/2017		401 NORTH BAILEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	JOHNSON	GAYLON	E035	as a bed and breakfast inn, and said use was for a purpose other than was permitted in the A
2017 OR 003769	G969703	4/9/2017		401 NORTH BAILEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	JOHNSON	GAYLON	E035	as a bed and breakfast inn, and said use was for a purpose other than was permitted in the A
2017 OR 008358	G970055	10/5/2017		3103 ODESSA AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	JACKSON	C	E952	FAILURE TO REGISTER RENTAL PROPERTY IN THE TCU OVERLAY
2017 OR 009954	G963263	11/30/2017		2424 NORTH EDGEWOOD TERRACE	59400P	ZONING ORDINANCE-GENERAL VIOL.	MORALES	ANGEL	E639	USING PROPERTY ZONED A FOR THE CONTINUED USE OF BED AND BREAKFAST WHICH IS CONTRARY TO USES
2018 OR 003540	G953261	5/16/2018		5775 GLENEAGLES CIRCLE	59400P	ZONING ORDINANCE-GENERAL VIOL.	DRAKE	CARMEN	E562	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL VRBO 1220471, WHICH IS CONTRARY
2018 OR 003541	G958448	5/16/2018		5775 GLENEAGLES CIRCLE	59400P	ZONING ORDINANCE-GENERAL VIOL.	DRAKE	CARMEN	E562	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL VRBO 1220471, WHICH IS CONTRARY
2018 OR 003819	GA012052	6/12/2018		5775 GLENEAGLES CIRCLE	59400W	ZONING ORDINANCE-GENERAL VIOL.	DRAKE	CARMEN	E562	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL WHICH IS CONTRARY TO THE
2018 OR 003909	GA012053	6/12/2018		5775 GLENEAGLES CIRCLE	59400P	ZONING ORDINANCE-GENERAL VIOL.	DRAKE	CARMEN	E562	USING THE PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL WHICH IS CONTRARY TO
2018 OR 003949	GA003684	6/4/2018		1636 MILLEDGE ROAD	59400P	ZONING ORDINANCE-GENERAL VIOL.	KORCA	DRITAN	E863	OPERATING BED AND BREAKFAST AIR BNB FROM A RESIDENTIALLY ZONED DISTRICT CONTRARY TO THE
2018 OR 004596	GA004205	7/27/2018		504 CANDLEWOOD LANE	59400P	ZONING ORDINANCE-GENERAL VIOL.	ISAIAH JR	CONNELL	E753	USING PROPERTY ZONED RESIDENTIAL FOR THE CONTINUED USE OF RUNNING A SHORT TERM RENTAL BUSINESS,
2019 OR 000305	GA034706	1/25/2019		4000 CALMONT AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	HURTADO	ALFONSO	E707	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL WHICH IS CONTRARY TO THE USE
2019 OR 001984	GA035327	5/6/2019		3800 CALMONT AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	KITCHENS	T	E603	ILLEGAL LAND USE USING PROPERTY ZONED A-5 SINGLE FAMILY FOR THE CONTINUED USE OF SHORT TERM RENTALS
2019 OR 002111	GA035040	5/20/2019		4000 CALMONT AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	HURTADO	ALFONSO	E707	ALLOWING PROPERTY ZONED A 5 FOR THE CONTINUED USE OF SHORT TERM RENTAL WHICH IS CONTRARY TO THE USE
2019 OR 002228	GA035043	5/28/2019		3700 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	HURTADO	ALFONSO	E707	USING PROPERTY ZONED C RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM HOME RENTAL WHICH IS CONTRARY
2019 OR 002539	GA034928	6/24/2019		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	JOHNSON	GAYLON	E035	USING PROPERTY ZONED C RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM HOME RENTAL
2019 OR 002731	GA035044	7/5/2019		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	HURTADO	ALFONSO	E707	CONTINUE USE OF SHORT TERM RENTAL
2019 OR 002891	GA035045	7/12/2019		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	HURTADO	ALFONSO	E707	USING PROPERTY ZONED C FOR THE CONTINUED USE OF SHORT TERM RENTAL WHICH IS CONTRARY TO USES PERMITTED
2019 OR 002941	GA035046	7/16/2019		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	HURTADO	ALFONSO	E707	USING PROPERTY ZONED C FOR THE CONTINUED USE OF SHORT TERM RENTAL
2019 OR 003849	GA048311	9/7/2019		5732 WILKES	59400P	ZONING ORDINANCE-GENERAL VIOL.	SCOTTY	AMBER	E661	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL
2019 OR 004994	GA035010	11/22/2019		1820 CLOVER LANE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED (B) FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL
2019 OR 005284	GA035011	12/24/2019		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	CONTINUED SHORT TERM RENTAL
2020 OR 000022	GA035012	12/27/2019		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED C FOR THE CONTINUED USE OF SHORT TERM RENTAL
2020 OR 000035	GA035013	12/31/2019		1820 CLOVER LANE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED B FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL
2020 OR 000151	GA035015	1/10/2020		1820 CLOVER LANE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	CONTINUED USE OF A SHORT TERM HOME RENTAL
2020 OR 000527	GA035022	2/6/2020		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED C FOR THE CONTINUED USE OF SHORT TERM RENTAL
2020 OR 000795	GA047444	2/27/2020		3621 MEADOWBROOK DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	MORALES	ANGEL	E639	USING PROPERTY ZONED (A-7.5) FOR THE CONTINUED USE OF (MULTIPLE FAMILY 3-UNITS FOR RENTAL)
2020 OR 001588	GA048328	6/6/2020		5732 WILKES DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	MORALES	ANGEL	E639	USING PROPERTY ZONE A 5 FOR THE CONTINUED USE OF SHORT TERM HOME RENTAL WHICH IS CONTRARY TO USE
2020 OR 001656	GA039515	6/8/2020		1404 PEPPERIDGE LANE	59400P	ZONING ORDINANCE-GENERAL VIOL.	WEATHERSBY	S	E227	USING PROPERTY ZONED AS RESIDENTIAL FOR THE CONTINUE USE OF A SHORT TERM RENTAL
2020 OR 001681	GA035277	6/20/2020		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED C FOR THE CONTINUED USE OF SHORT TERM HOME RENTAL WHICH IS CONTRARY TO USES
2020 OR 001683	GA048330	6/19/2020		5732 WILKES DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	MORALES	ANGEL	E639	USING PROPERTY ZONES A-5 FOR THE COMMITTED USE OF A SHORT TERM HOME RENTAL WHICH IS CONTRARY TO USE
2020 OR 001860	GA035278	7/15/2020		3729 HARLEY AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED C FOR THE CONTINUED USE OF SHORT TERM RENTAL
2020 OR 003165	E000021530	11/6/2020		400 KARNES STREET	59400P	ZONING ORDINANCE-GENERAL VIOL.	DOOLEY	SHELBY	E244	USING PROPERTY ZONED FR FOR THE CONTINUED USE OF A MULTI FAMILY RENTALS CONTRARY TO USES PERMITTED
2021 OR 000100	E000111511	1/8/2021		5504 PERISHING AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED A5 FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL
2021 OR 000765	E000111523	4/5/2021		3724 EL CAMPO AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BUCY	JUDAH	E697	USING PROPERTY ZONED B FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL
2021 OR 001485	GA039633	7/1/2021		1208 PHEASANT RUN TRAIL	59400P	ZONING ORDINANCE-GENERAL VIOL.	FALCON	MEGHAN	E958	USING A PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A SHORT TERM RENTAL WHICH IS CONTRARY TO USES
2021 OR 001593	GA039636	7/14/2021		1208 PHEASANT RUN	59400P	ZONING ORDINANCE-GENERAL VIOL.	FALCON	MEGHAN	E958	USING PROPERTY ZONED AS FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL
2021 OR 001684	GA039638	7/28/2021		1208 PHEASANT RUN	59400P	ZONING ORDINANCE-GENERAL VIOL.	FALCON	MEGHAN	E958	USING A PROPERTY ZONED A-5 RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM HOME RENTAL
2021 OR 001881	GA039639	8/11/2021		1208 PHEASANT RUN	59400P	ZONING ORDINANCE-GENERAL VIOL.	MEGHAN	MEGHAN	E958	USING A PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A SHORT TERM RENTAL WHICH IS
2021 OR 002014	GA034604	8/30/2021		4225 GEDDES AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	KARABANOFF	THOMAS	E301	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL CONTRARY TO USES PERMITTE
2021 OR 002485	GA040176	10/16/2021		3833 ENGLEWOOD LANE	59400P	ZONING ORDINANCE-GENERAL VIOL.	BURNS	ZACHARY	E044	USING PROPERTY ZONED A-7.5 FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL WHICH IS CONTRARY TO
2021 OR 002493	E000112034	10/21/2021		9886 LAKE HAVEN CIRCLE	59400P	ZONING ORDINANCE-GENERAL VIOL.	SOTO	J	E384	USING PROPERTY ZONED A-10 FOR SHORT TERM
2021 OR 002546	GA041733	10/21/2021		1908 BLUEBONNET DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	GUEVARA	GIANNI	E152	CONTINUED USE OF A SHORT TERM HOME RENTAL WHICH IS CONTRARY TO USES PERMITTED
2021 OR 002703	E000018026	11/11/2021		7429 WEATHERWOOD ROAD	59400P	ZONING ORDINANCE-GENERAL VIOL.	JONES	JOEL	E784	OPERATING AN ILLEGAL BOARDING HOUSE FROM A RESIDENTIALLY ZONED DISTRICT CONTRARY TO THE
2021 OR 002704	E000018027	11/11/2021		7429 WEATHERWOOD ROAD	59400P	ZONING ORDINANCE-GENERAL VIOL.	JONES	JOEL	E784	OPERATING AN ILLEGAL BOARDING HOUSE FROM A RESIDENTIALLY ZONED DISTRICT CONTRARY TO THE
2021 OR 002731	GA034847	11/6/2021		3628 HARLEY	59400P	ZONING ORDINANCE-GENERAL VIOL.	JACKSON	C	E952	USING PROPERTY ZONED "C" FOR CONTINUED USE OF A SHORT TERM HOME RENTAL
2022 OR 000156	GA039715	1/6/2022		14721 CEDAR FLAT WAY	59400P	ZONING ORDINANCE-GENERAL VIOL.	FRANCO	DAVID	E612	USING PROPERTY ZONED A5 RESIDENTIAL FOR THE CONTINUED USE OF A SHORT TERM HOME RENTAL
2022 OR 000821	GA041444	3/4/2022		1225 WEST ARLINGTON AVENUE	59428	ZONING - SHORT TERM HOME RENTAL	ZUNIGA	NORBERTO	E297	NULL
2022 OR 000833	GA041445	3/10/2022		1410 SOUTH LAKE STREET	59428	ZONING - SHORT TERM HOME RENTAL	ZUNIGA	NORBERTO	E297	CONDUCTING SHORT TERM RENTAL FROM RESIDENTIAL AREA
2022 OR 000837	GA041446	3/10/2022		1410 SOUTH LAKE STREET	59400P	ZONING ORDINANCE-GENERAL VIOL.	ZUNIGA	NORBERTO	E297	CONDUCTING A SHORT-TERM RENTAL IN A RESIDENTIAL AREA
2022 OR 000927	E000018055	3/21/2022		5912 WINIFRED DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	JONES	JOEL	E784	USING PROPERTY ZONED A5 FOR THE CONTINUED USE OF A BOARDING HOUSE WITH MORE THAN FIVE UNRELATED
2022 OR 002718	GA034649	7/19/2022		10229 LONG RIFLE DR	59400P	ZONING ORDINANCE-GENERAL VIOL.	DURAND	JONATHAN	E146	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE A BOARDING HOUSE
2023 OR 000201	GA076603	1/12/2023		4708 HOUGHTON AVENUE	59428	ZONING - SHORT TERM HOME RENTAL	GUEVARA	GIANNI	E152	USING PROPERTY ZONED B FOR THE CONTINUED USE OF A SHORT TERM RENTAL
2023 OR 000215	GA076731	1/17/2023		6936 BROOKVALE ROAD	59428	ZONING - SHORT TERM HOME RENTAL	CHAVEZ	CRISTIAN	E730	USING PROPERTY ZONED (A) FOR THE CONTINUED USE OF A SHORT TERM RENTAL
2023 OR 000225	GA076730	1/17/2023		4029 PIEDMONT ROAD	59428	ZONING - SHORT TERM HOME RENTAL	CHAVEZ	CRISTIAN	E730	USING PROPERTY ZONED (A) FOR THE CONTINUED USE OF A SHORT TERM RENTAL
2023 OR 000277	GA076605	1/17/2023		9886 LAKE HAVEN CIRCLE	59428	ZONING - SHORT TERM HOME RENTAL	GUEVARA	GIANNI	E152	USING PROPERTY ZONED FOR THE CONTINUED UISE OF A SHORT TERM RENTAL WHICH IS CONTRARY TO USES
2023 OR 000451	GA076607	2/6/2023		9886 LAKE HAVEN CIRCLE	59428	ZONING - SHORT TERM HOME RENTAL	GUEVARA	GIANNI	E152	USING PROPERTY ZONED FOR THE CONTINUED USE OF A SHORT TERM RENTAL WHICH IS CONTRARY TO USES PERMITTE
2023 OR 000598	GA076609	2/14/2023		3836 CALMONT AVENUE	59428	ZONING - SHORT TERM HOME RENTAL	GUEVARA	GIANNI	E152	NULL
2023 OR 000652	GA091357	2/17/2023		10229 LONG RIFLE DRIVE	59428	ZONING - SHORT TERM HOME RENTAL	BURKETT	SONYA	E129	NULL
2023 OR 000669	GA076610	2/18/2023		4708 HOUGHTON AVENUE	59428	ZONING - SHORT TERM HOME RENTAL	GUEVARA	GIANNI	E152	NULL
2023 OR 000798	GA076696	3/2/2023		3144 WABASH AVENUE	59428	ZONING - SHORT TERM HOME RENTAL	AMBRIZ	GINA	E448	NULL
2023 OR 000854	GA088015	3/6/2023		5304 ALMANOR ROAD	59428	ZONING - SHORT TERM HOME RENTAL	SMITH	PAMELA	E833	NULL
2023 OR 000963	GA042067	3/16/2023		2513 RYAN AVENUE	59428	ZONING - SHORT TERM HOME RENTAL	INOCENCIO	JASON	E738	USING PROPERTY ZONED AS RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 000990	GA088019	3/14/2023		5304 ALMANOR ROAD	59428	ZONING - SHORT TERM HOME RENTAL	SMITH	PAMELA	E833	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE A SHORT TERM RENTAL
2023 OR 000993	GA042066	3/16/2023		2513 RYAN AVENUE	59428	ZONING - SHORT TERM HOME RENTAL	INOCENCIO	JASON	E738	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001316	GA081099	4/6/2023		2513 RYAN AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	INOCENCIO	JASON	E738	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001341	GA081098	4/6/2023		2513 RYAN AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	INOCENCIO	JASON	E738	USING PROPERTY ZONED AS FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001382	GA087988	4/7/2023		5304 ALMANOR ROAD	59428	ZONING - SHORT TERM HOME RENTAL	SMITH	PAMELA	E833	NULL
2023 OR 001471	GA042227	4/21/2023		2513 RYAN AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	WEATHERSBY	S	E227	USING PROPERTY ZONED A-5 RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001485	GA042226	4/21/2023		2513 RYAN AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	WEATHERSBY	S	E227	USING PROPERTY ZONED A-5 RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001598	GA080787	4/28/2023		2804 LEITH AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	THOMPSON	CUTTER	E931	USING PROPERTY ZONED A-5 RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001673	GA042232	4/28/2023		2513 RYAN	59400P	ZONING ORDINANCE-GENERAL VIOL.	WEATHERSBY	S	E227	USING PROPERTY ZONED A-7.5 FOR THE CONTINUED USE OF A LODGING HOUSE (SPLIT PAD)
2023 OR 001675	GA040028	5/2/2023		5308 WYNDROOK STREET	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	USING PROPERTY ZONED A-5 RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001677	GA042229	4/28/2023		2513 RYAN	59400P	ZONING ORDINANCE-GENERAL VIOL.	WEATHERSBY	S	E227	NULL
2023 OR 001754	GA040029	5/5/2023		7752 STANSFIELD DRIVE	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001918	GA042234	5/12/2023		2513 RYAN AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	WEATHERSBY	S	E227	USING PROPERTY ZONED A-5 RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001921	GA042235	5/12/2023		2513 RYAN AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	WEATHERSBY	S	E227	USING PROPERTY ZONED A-5 RESIDENTIAL FOR THE CONTINUED USE OF SHORT TERM RENTAL
2023 OR 001929	GA004030	5/15/2023		9309 HERRINGBONE DRIVE	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	NULL
2023 OR 001995	GA040031	5/18/2023		15652 YARBERRY DRIVE	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	NULL
2023 OR 002070	GA040034	5/24/2023		12645 MOORNING DOVE LANE	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	NULL
2023 OR 002088	GA040032	5/23/2023		3200 NORIC WAY	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	NULL
2023 OR 002093	GA040033	5/24/2023		12645 MOORNING DOVE LANE	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	NULL
2023 OR 002135	E000432503	6/7/2023		5308 WYNDROOK STREET	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002156	GA040035	5/30/2023		1563 JOCELYN DRIVE	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	NULL
2023 OR 002217	GA040037	6/8/2023		7733 TUDANCA TRAIL	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002246	GA040040	6/8/2023		1048 BLOOMING PRAIRIE TRAIL	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002247	GA040039	6/8/2023		1124 BLOOMING PRAIRIE TRAIL	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL

Case_Nbr	ticket_nbr	offense_dt	primary_bldg_mile	primary_street_nm	Violation_Cd	Violation Dscr	last_name	first_name	ofcr_badge_nbr	TO_WIT_1
2023 OR 002248	GA040041	6/8/2023	8221	MISTY WATER DRIVE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002251	GA040042	6/12/2023	15652	YARBERRY DRIVE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002262	E000432504	6/15/2023	9309	HERRINGBONE DRIVE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002273	GA040038	6/8/2023	6808	PASCAL WAY	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002289	E000432505	6/20/2023	1652	SCARLET CROWN DRIVE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002290	E000432506	6/20/2023	9825	SALTBRUSH STREET	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002313	GA040036	6/6/2023	14721	CEDAR FLAT WAY	59428	ZONING - SHORT TERM HOME RENTAL	MUHAMMAD	ERIC	E553	NULL
2023 OR 002370	E000432507	6/26/2023	3200	NORIC WAY	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002371	E000432508	6/26/2023	5308	WYNDROOK STREET	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002463	E000432509	6/29/2023	2917	PEYTON BROOK DRIVE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002521	GA091355	2/17/2023	9886	LAKE HAVEN CIRCLE	59428	ZONING - SHORT TERM HOME RENTAL	BURKETT	SONYA	E129	NULL
2023 OR 002547	GA080788	6/26/2023	3101	CONELIAS DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	THOMPSON	CUTTER	E931	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A LODGING HOUSE MORE THAN SEVEN DAYS
2023 OR 002561	E000021600	7/7/2023	3401	DOROTHY LANE SOUTH	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002581	E000432510	7/10/2023	14721	CEDAR FLAT WAY	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002612	E000432511	7/11/2023	6801	SANDSHELL BOULEVARD	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002613	E000021601	7/11/2023	5417	EL CAMPO AVENUE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002629	E000021602	7/12/2023	4201	ANITA AVENUE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002630	E000021603	7/12/2023	3411	BRISTOL ROAD	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002639	E000432512	7/12/2023	3200	NORIC WAY	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002654	E000021604	7/13/2023	4917	BRYCE AVENUE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002655	E000021605	7/13/2023	4917	BRYCE AVENUE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002656	E000021606	7/13/2023	3737	BUNTING AVENUE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002660	E000432513	7/13/2023	1124	BLOOMING PRAIRIE TRAIL	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002668	E000021607	7/14/2023	4000	SANGUINET STREET	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	GUEVARA	GIANNI	E152	NULL
2023 OR 002700	GA040306	7/10/2023	6404	WINN STREET	59400P	ZONING ORDINANCE-GENERAL VIOL.	THOMPSON	CUTTER	E931	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A LODGING HOUSE
2023 OR 002701	GA040305	7/10/2023	5720	WHARTON DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	THOMPSON	CUTTER	E931	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A LODGING HOUSE
2023 OR 002702	GA040304	7/10/2023	2804	LEITH AVENUE	59400P	ZONING ORDINANCE-GENERAL VIOL.	THOMPSON	CUTTER	E931	USING PROPERTY ZONED A-5 FOR THE CONTINUED USE OF A LODGING HOUSE (PAD SPLIT)
2023 OR 002730	E000432515	7/20/2023	4112	ELLENBORO LANE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002734	E000432514	7/20/2023	9309	HERRINGBONE DRIVE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002775	E000010522	7/24/2023	2912	MARKET AVENUE	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	BLACKSHEAR	D	E497	NULL
2023 OR 002802	GA080789	7/17/2023	3101	CONELIOS DRIVE	59400P	ZONING ORDINANCE-GENERAL VIOL.	THOMPSON	CUTTER	E931	USING PROPERTY ZONED A5 FOR THE CONTINUED USE OF A LODGING HOUSE WHICH IS CONTRARY TO USES PERMITTED
2023 OR 002862	E000432517	7/27/2023	5308	WYNDROOK STREET	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL
2023 OR 002863	E0004325166	7/27/2023	6801	SANDSHELL BOULEVARD	50304P	SHORT TERM RENTAL - ADVERTISING, RENTING, LEASING W/O REGISTRATION	MUHAMMAD	ERIC	E553	NULL

Exhibit "A-6"

**CAUSE NO. 236-342969-23**

<b>KELRAY LLC, <i>et al.</i>,</b>	§	<b>IN THE DISTRICT COURT</b>
	§	
<b><i>Plaintiffs,</i></b>	§	
	§	
<b>v.</b>	§	<b>236<sup>TH</sup> JUDICIAL DISTRICT</b>
	§	
<b>CITY OF FORT WORTH,</b>	§	
	§	
<b><i>Defendant.</i></b>	§	<b>OF TARRANT COUNTY, TEXAS</b>

**CITY OF FORT WORTH'S  
ANSWERS TO PLAINTIFFS' SECOND SET OF INTERROGATORIES**

To: Plaintiffs, by and through their counsel of record, Graigory B. Fancher and Austin L. Caldera, BOURLAND, WALL & WENZEL, P.C., 301 Commerce Street, Suite 2500, Fort Worth, Texas 76102 and J. Patrick Sutton, 1017 Liberty Street, Bellingham, Washington 98225.

Defendant City of Fort Worth ("City" or "Defendant") hereby provides the following Answers and Objections to Plaintiffs' Second Set of Interrogatories.



## **PRELIMINARY STATEMENT**

City objects to the extent that the interrogatories could, on their face, request the disclosure of privileged information, including information protected by the attorney-client, work product and/or legislative privileges. Moreover, these responses are made without prejudice to City's rights to supplement its responses as discovery progresses.

## **ANSWERS TO INTERROGATORIES**

**INTERROGATORY NO. 13:** Identify the total number of 911, 311, police, or complaint calls or communications made to the City relating to noise complaints and/or violations since January 1, 2016.

### **ANSWER:**

City objects to this interrogatory on the ground that it is not reasonably calculated to lead to the discovery of admissible evidence. City further objects to this interrogatory insofar as its description of complaint/police calls renders the interrogatory vague and ambiguous. Subject to and without waiving the foregoing objections, City responds as follows:

Since January 1, 2016, there were approximately 119,000 complaint/police calls that were categorized, generally, as either "loud music" or "shots fired."

**INTERROGATORY NO. 14:** Identify the total number of 911, 311, police, or complaint calls or communications made to the City relating to littering complaints and/or violations since January 1, 2016.

### **ANSWER:**

City objects to this interrogatory on the ground that it is not reasonably calculated to lead to the discovery of admissible evidence. City further objects to this interrogatory insofar as its description of complaint/police calls renders the interrogatory vague and ambiguous. Subject to and without waiving the foregoing objections, City responds as follows:

Since January 1, 2016, there were approximately 794 complaint/police calls where "illegal dumping" was mentioned and approximately 444 complaint/police calls where "littering" was mentioned.

**INTERROGATORY NO. 15:** Identify the total number of 911, 311, police, or complaint calls or communications made to the City relating to parking complaints and/or violations since January 1, 2016.

**ANSWER:**

City objects to this interrogatory on the ground that it is not reasonably calculated to lead to the discovery of admissible evidence. City further objects to this interrogatory insofar as its description of complaint/police calls renders the interrogatory vague and ambiguous. Subject to and without waiving the foregoing objections, City responds as follows:

Since January 1, 2016, there were approximately 127,250 complaint/police calls that concerned parking violations.

**INTERROGATORY NO. 16:** Identify the total number of 911, 311, police, or complaint calls or communications made to the City relating to disorderly conduct complaints and/or violations since January 1, 2016.

**ANSWER:**

City objects to this interrogatory on the ground that it is not reasonably calculated to lead to the discovery of admissible evidence. City further objects to this interrogatory insofar as its description of complaint/police calls renders the interrogatory vague and ambiguous. Subject to and without waiving the foregoing objections, City responds as follows:

Since January 1, 2016, there were approximately 457,752 complaint/police calls that were categorized, generally, as “disturbance calls.”

Respectfully submitted,

/s/ W. Chase Medling

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**ATTORNEYS FOR CITY OF FORT WORTH**

**CERTIFICATE OF SERVICE**

This is to certify that on this 29th day of January 2024, a true and correct copy of the foregoing document was served upon counsel of record via the Court's electronic case filing system pursuant to Tex. R. Civ. P. 21a.

/s/ W. Chase Medling

W. Chase Medling

**CAUSE NO. 236-342969-23**

<b>KELRAY LLC, <i>et al.</i>,</b>	§	<b>IN THE DISTRICT COURT</b>
<b><i>Plaintiffs,</i></b>	§	
	§	
<b>v.</b>	§	<b>236<sup>TH</sup> JUDICIAL DISTRICT</b>
	§	
<b>CITY OF FORT WORTH,</b>	§	
	§	
<b><i>Defendant.</i></b>	§	<b>OF TARRANT COUNTY, TEXAS</b>

**CITY OF FORT WORTH'S  
FIRST AMENDED ANSWERS TO PLAINTIFFS' FIRST SET OF INTERROGATORIES**

To: Plaintiffs, by and through their counsel of record, Graigory B. Fancher and Austin L. Caldera, BOURLAND, WALL & WENZEL, P.C., 301 Commerce Street, Suite 2500, Fort Worth, Texas 76102 and J. Patrick Sutton, 1017 Liberty Street, Bellingham, Washington 98225.

Defendant City of Fort Worth ("City" or "Defendant") hereby provides the following Answers and Objections to Plaintiffs' First Set of Interrogatories.

## **PRELIMINARY STATEMENT**

City objects to the requests to the extent that the interrogatories could, on their face, request the disclosure of privileged information, including information protected by the attorney-client, work product and/or legislative privileges. Moreover, these responses are made without prejudice to City's rights to supplement its responses as discovery progresses.

## **ANSWERS TO INTERROGATORIES**

**INTERROGATORY NO. 1:** Please provide the legal and factual bases for the City's requirement of a special use permit for short-term rentals in a residentially-zoned district or area based upon the term of the lease being 29 days or less, as opposed to 30 days or more. Included with your answer, identify all documents by bates number which evidence same.

### **ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of Civil Procedure. Subject to and without waiving the foregoing objection(s), City responds as follows:

Short-term rentals ("**STRs**"), or home rentals for less than thirty (30) consecutive days, had never been expressly permitted or listed in any of the zoning use categories for residential districts in Fort Worth's Comprehensive Zoning Ordinance (Appendix A of the Fort Worth City Code). On March 2, 2018, City enacted Ordinance No. 23110-02-2018 (the "**STR Zoning Ordinance**") to clarify that STRs were not allowed in residential districts, but allowed in other districts as a commercial use.

The characteristics that distinguish a STR use from long-term arrangements such as a traditional annual lease include, but are not limited to, a revolving-door of transient renters, use of third-party hosting platforms like Airbnb, Vrbo, HomeAway, etc. (websites that participate in the STR business by providing, and collecting and receiving a fee for, booking services through which a property owner may offer a home to a renter) and the application of City's Hotel Occupancy Tax to STRs. The State of Texas uses the same 30-day cutoff in the application of its Hotel Occupancy Tax. *See* TEX. TAX CODE ANN. §§ 156.001 ("For purposes of the imposition of a hotel occupancy tax under this chapter, Chapter 351 or 352, or other law, 'hotel' includes a short-term rental..."); 156.101 ("This chapter does not impose a tax on a person who has the right to use or possess a room in a hotel for at least 30 consecutive days, so long as there is no interruption of payment for the period."). STRs can (and generally do) entail multiple groups of transient renters in a dwelling per month as opposed to one renter in a dwelling per month for the typical lease term of six months to a year.

In light of the foregoing, and in furtherance of the health, safety and welfare of the STR occupants, neighborhoods and general public, the promotion of consistent land uses and development and the protection of landowners and residents of the City of Fort Worth, STRs are allowed in two-family zoning districts by special exception but prohibited in single-family zoning districts. This minimizes the adverse impacts resulting from increased transient rental

uses in neighborhoods that were planned, approved, and constructed in residentially-zoned, single-family districts. Indeed, STRs, by their nature, are inherently incompatible with the residential character of these residentially-zoned districts.

**INTERROGATORY NO. 2:** Please provide the legal and factual bases for the City's contention that short-term rentals result in any harm different from a lease of 30 days or more. Included with your answer, identify all documents by bates number which evidence same.

**ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of Civil Procedure. City further objects to this interrogatory to the extent that the phrase "result in any harm" renders the interrogatory vague and ambiguous. City further objects to this interrogatory to the extent that it mischaracterizes City's position in respect to the Ordinances. Subject to and without waiving the foregoing objection(s), City responds as follows:

City incorporates its response to Interrogatory Number 1 as if fully set forth herein. Additionally, on February 28, 2023, City enacted Ordinance No. 26005-02-2023 (the "**STR Regulation Ordinance**") and together with the STR Zoning Ordinance, the "**Ordinances**") after receiving numerous citizen complaints specific to STRs, allowing for public comment, conducting research and performing a comprehensive deliberative process. City incorporates by reference the Ordinances, including the legislative findings therein, as if fully set forth herein.

The STR Regulation Ordinance's stated purpose is "regulating [STR property] for the health safety and welfare of the general public, the promotion of consistent land uses and development, and the protection of landowners and residents of the City of Fort Worth...." To accomplish those ends, the STR Regulation Ordinance requires owners of STR property to register for a permit. The permitting process ensures, among other things, that the City has accessible and up-to-date owner contact information to timely respond to complaints and in the event of life, health or safety emergencies occurring at the property. It also enables the City to regulate the payment of Hotel Occupancy Taxes that emanate from STRs.

*See also* documents produced by City, including CFW\_000010-12; 680-83 (code violations and citizen complaints); the Ordinances; informal reports to City Council; presentations to City Council; and video recordings of City Council sessions.

**INTERROGATORY NO. 3:** Please provide the legal and factual bases for the City's contention that short-term rentals do not fit within residential zoning while rentals for 30 days or more do. Included within your answer, identify all documents by bates number which evidence same.

**ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of

Civil Procedure. City further objects to this interrogatory to the extent that it mischaracterizes City's position in respect to the Ordinances. Subject to and without waiving the foregoing objection(s), City responds as follows:

*See* City's response to Interrogatories Nos. 1 and 2.

**INTERROGATORY NO. 4:** Identify the total number of notices of violations issued by the City of Fort Worth and/or the Police Department of the City of Fort Worth for noise violations since January 1, 2016. Included with your answer, identify the number of these violations for which a citation was issued and the number of these violations for which the property was known or suspected to be used as a single-family dwelling transient rental.

**ANSWER:**

City objects to this interrogatory on the ground that it is overly broad as to scope, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence. Subject to and without waiving the foregoing objection(s), City responds as follows:

City will produce documents evidencing code violations at STR properties. *See* documents produced as CFW\_000011-12; 680-83.

**INTERROGATORY NO. 5:** Identify the total number of notices of violations issued by the City of Fort Worth and/or the Police Department of the City of Fort Worth for overoccupancy since January 1, 2016. Included with your answer, identify the number of these violations for which a citation was issued and the number of these violations for which the property was known or suspected to be used as a single-family dwelling transient rental.

**ANSWER:**

City objects to this interrogatory on the ground that it is overly broad as to scope, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence. City further objects to this interrogatory on the ground that the term "overoccupancy" renders the request vague and ambiguous. Subject to and without waiving the foregoing objection(s), City responds as follows:

City will produce documents evidencing code violations at STR properties. *See* documents produced as CFW\_000011-12; 680-83.

**INTERROGATORY NO. 6:** Identify the total number of 911, 311, police, or complaint calls or communications made to the City relating to short-term rentals since January 1, 2016.

**ANSWER:**

City objects to this interrogatory on the ground that it is overly broad as to scope, unduly burdensome and not reasonably calculated to lead to the discovery of admissible evidence. Subject to and without waiving the foregoing objection(s), City responds as follows:

*See* documents produced as CFW\_000011-12; 680-83. Additionally, City will produce documents evidencing complaints concerning or code violations at STR properties.

**INTERROGATORY NO. 7:** Identify the total number of 911, 311, police, or complaint calls or communications made to the City since January 1, 2016.

**ANSWER:**

Since January 1, 2016, there have been approximately 6,511,798 emergency (911) calls and 3,162,866 non-emergency (*e.g.*, 311) calls made to the City.

*See also* documents produced as CFW\_000011-12; 680-83. Additionally, City will produce documents evidencing complaints concerning or code violations at STR properties.

**INTERROGATORY NO. 8:** Please state the legal and factual bases for the City's contention that the public is harmed by short-term rentals. Included with your answer, identify all documents by bates number which evidence same.

**ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of Civil Procedure. City further objects to this interrogatory to the extent that it mischaracterizes City's position in respect to the Ordinances. City further objects to this interrogatory on the ground that the phrase "public is harmed" renders the interrogatory vague and ambiguous. Subject to and without waiving the foregoing objection(s), City responds as follows:

*See* City's response to Interrogatories Nos. 1 and 2.

**INTERROGATORY NO. 9:** Please state the legal and factual bases for the City's contention that the public interest is served by the STR Ordinances, as opposed to rentals for 30 days or more. Included with your answer, identify all documents by bates number which evidence same.

**ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of Civil Procedure. Subject to and without waiving the foregoing objection(s), City responds as follows:

*See* City's response to Interrogatories Nos. 1 and 2.



**INTERROGATORY NO. 10:** Identify the legal and factual bases for the City's contention that a lease becomes a non-residential use or incompatible with residential zoning bases on a lease's duration.

**ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of Civil Procedure. City further objects to this interrogatory to the extent that it mischaracterizes City's position in respect to the Ordinances. Subject to and without waiving the foregoing objection(s), City responds as follows:

*See City's response to Interrogatories Nos. 1 and 2.*

**INTERROGATORY NO. 11:** What minimum rental period do you contend changes a single-family dwelling lease into a non-residential use, and what are the legal and factual bases for using that specific number of days as opposed to a higher or lower figure? Included with your answer, identify all documents by bates number which evidence same.

**ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of Civil Procedure. City further objects to this interrogatory to the extent that it mischaracterizes City's position in respect to the Ordinances. City further objects to this interrogatory on the ground that the phrase "single-family dwelling lease" renders the request vague and ambiguous. Subject to and without waiving the foregoing objection(s), City responds as follows:

*See City's response to Interrogatories Nos. 1 and 2.*

**INTERROGATORY NO. 12:** If you contend that short-term or transient occupancy by an owner or an owner's guests is permissible, while short-term or transient occupancy by tenants is not permissible, please state the legal and factual bases for same.

**ANSWER:**

City objects to this interrogatory on the ground that it requires City to marshal its evidence prior to trial. City will supplement its response in accordance with the Texas Rules of Civil Procedure. City further objects to this interrogatory to the extent that it mischaracterizes City's position in respect to the Ordinances. City further objects to this interrogatory on the ground that the phrase "transient occupancy by an owner or an owner's guests" renders the interrogatory vague and ambiguous. Subject to and without waiving the foregoing objection(s), City responds as follows:

City contends that STRs are permissible subject to Fort Worth's Comprehensive Zoning Ordinance, including the Ordinances and the Residential and Non-Residential District Use Tables.

Respectfully submitted,

/s/ W. Chase Medling

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**ATTORNEYS FOR CITY OF FORT WORTH**

**CERTIFICATE OF SERVICE**

This is to certify that on this 29th day of January, 2024, a true and correct copy of the foregoing document was served upon counsel of record via the Court's electronic case filing system pursuant to Tex. R. Civ. P. 21a.

/s/ W. Chase Medling

W. Chase Medling

NO. 236-342969-23

KELRAY LLC, AYODELE OLAYINKA ) IN THE DISTRICT COURT  
 ADESUBOKAN, MANUEL A. AGUIRRE- )  
 ESCAMILLA, TRACEY AMAYA, )  
 EDUARDO AMAYA, MISAEL ANDRADE, )  
 WENDY ANN ARMSTRONG-GEREN, )  
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 PARTNERS, LLC, LACEY D. O'BRIEN, )

**PENNIE FUTRELL, CSR****(817) 524-6644****Exhibit "A-9"**

1 RILEE B. O'BRIEN, HEATH OLINGER, )  
 TRINA PARKIN, ROBERT PATTERSON, )  
 2 JAMES OLEN PAYTON, EVE PEARSON, )  
 VAREY INVESTMENT PROPERTIES LLC, )  
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 4 THE TK RILEY FAMILY TRUST, ALLI )  
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 5 YOVANNI CHAVEZ RODRIGUEZ, )  
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 11 MICHAEL SULLIVAN, LESA SUSI, )  
 TRUSTEE OF THE SUSI LIVING TRUST, )  
 12 DANNY G. TAYLOR, JOHN THURSTON, )  
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 13 TINSLEY, CHERYL TURNER, TRUSTEE )  
 OF THE CHERYL TURNER LIVING )  
 14 TRUST, REVIVE ESTATES, LLC, JAMES )  
 & JAMES PROPERTIES LLC D/B/A 4521 )  
 15 BBH, LLC, JUDA YORK, CHRISTINE )  
 ZEILER, AND ANDREW ZEILER, )  
 16 Plaintiffs, )  
 )  
 17 V. ) 236TH DISTRICT  
 )  
 18 CITY OF FORT WORTH, )  
 Defendant. ) TARRANT COUNTY, TEXAS  
 19

20 ZOOM ORAL DEPOSITION OF  
 21 CORPORATE REPRESENTATIVE OF THE CITY OF FORT WORTH  
 22 DANA BURGHDOFF  
 23 VOLUME 1  
 24 ZOOM ORAL DEPOSITION OF CORPORATE REPRESENTATIVE OF  
 25 THE CITY OF FORT WORTH, DANA BURGHDOFF, a witness

**PENNIE FUTRELL, CSR**

**(817) 524-6644**

**Exhibit "A-9"**

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1 produced at the instance of the Plaintiffs, and duly  
2 sworn, was taken in the above-styled and numbered cause  
3 on the 27th day of August, 2024, 9:37 a.m. to 11:40  
4 a.m., before Mary LaBounty, a Certified Shorthand  
5 Reporter in and for the State of Texas, reported by  
6 machine shorthand, remotely by Zoom, pursuant to the  
7 Texas Rules of Civil Procedure and the provisions stated  
8 on the record.

**PENNIE FUTRELL, CSR**

**(817) 524-6644**

**Exhibit "A-9"**

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## APPEARANCES

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## INDEX

## PAGE

Appearances . . . . .	4
DANA BURGHDOFF	
Examination by Mr. Fancher. . . . .	6
Change and Corrections . . . . .	68
Reporter's Certificate . . . . .	69

## EXHIBITS

NUMBER	DESCRIPTION	PAGE IDENTIFIED
1	Notice of Deposition	7
2	Informal Report to City Council Members	13
3	2018 Ordinance	22
4	2023 Ordinance	39
5	Informal Report to City Council Members	39

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## P R O C E E D I N G S

THE REPORTER: This is Mary LaBounty, the court reporter, taking the deposition remotely by Zoom. The witness and all attorneys are located in -- what city and state are y'all located in?

MR. FANCHER: Fort Worth, Texas.

THE REPORTER: Okay. Thank you. Fort Worth, Texas.

Would you raise your right hand. Do you solemnly swear or affirm to tell the truth, the whole truth and nothing but the truth, so help you God?

THE WITNESS: I do.

THE REPORTER: Okay. We're ready to go.

CITY OF FORT WORTH REPRESENTATIVE, DANA BURGHDOFF, having been first duly sworn, testified as follows:

## EXAMINATION

BY MR. FANCHER:

Q. All right. Ms. Burghdoff, can you please state your full name for the record.

A. Yes. Full name, Dana Louise Burghdoff.

Q. And you are here to be deposed as the corporate representative for the City of Fort Worth. Do you understand that?

A. Yes.

Q. All right. And have you ever given your

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1 family.

2 Q. Sure. And I'll go ahead and limit it. I'm  
3 really just kind of interested in the single-family  
4 residential for purposes of this deposition unless I --

5 A. Okay.

6 Q. -- specifically say otherwise. We don't need  
7 to get into the commercial zoning aspect. So, with  
8 respect to the City's position that short-term rentals  
9 are not allowable in single-family residential areas  
10 what was the -- what was the basis for that position  
11 from the City?

12 A. So, it was based on the -- couple of things.  
13 One was the use table for residential included bed and  
14 breakfast home and bed and breakfast inn, and, so, at  
15 the time we considered it akin to that use. And it was  
16 not allowed in single-family zoning. I believe we also  
17 had a definition for transient or other -- and I  
18 apologize. I don't remember the exact definition, but  
19 that defined that use or that type of stay as less  
20 than -- less than 30 days. And, so, it was akin to a  
21 lodging use which was not allowed in single family.

22 Q. Okay. So, prior to -- let's start with this  
23 first: Prior to 2016 was there a definition in the  
24 ordinances regarding the rental of residential property  
25 for less than 30 days?

1 A. I don't believe so. I believe just the  
2 definition for a transient type of lodging or guest.

3 Q. And was that -- was that definition --

4 A. And I apologize. I believe there was a  
5 definition probably for bed and breakfast home and bed  
6 and breakfast inn.

7 Q. And, so, I'm familiar with those definitions.  
8 With respect to the transient, would that have been a  
9 definition under the hotel/motel definitions?

10 A. It was its own I believe standalone  
11 definition.

12 Q. And did that definition of transient -- to the  
13 best that you can recall did that definition include the  
14 rental of property or was it just defining who a  
15 transient person was?

16 A. I don't -- I believe -- I don't know if it  
17 spoke to rental or just the occupancy. Not necessarily  
18 the person, but the occupancy.

19 Q. All right. When we look at the use tables is  
20 it fair to say that leasing property -- just leasing in  
21 general that that is a permitted use for single-family  
22 residential properties?

23 A. Yes.

24 Q. Okay. And is there anything in the definition  
25 of leasing within the City of Fort Worth prior to

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**Exhibit "A-9"**

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1 to I think just make it more transparent and more  
2 obvious for the public.

3 Q. Is it the City's position that nothing was  
4 changing with respect to the ordinance other than kind  
5 of clarifying and making more obvious what the City's  
6 position had always been?

7 A. Yes, I believe that's correct. The other  
8 piece that had come up was we would occasionally get  
9 inquiries from folks that said, "Well, I'm not a bed and  
10 breakfast home because I don't serve breakfast."

11 Q. Uh-huh.

12 A. And, so, we would say, okay, well, then let's  
13 make a clear definition for short-term rental whether  
14 breakfast is provided or not.

15 Q. Prior to the enactment of the ordinance were  
16 there hearings held on whether this ordinance should be  
17 passed or not?

18 A. I don't recall. We -- obviously we provided I  
19 believe to the city council what we call an informal  
20 report. We typically provide those in advance of  
21 bringing forward a text amendment to the zoning  
22 ordinance, so I believe we would have brought forward  
23 that informal report. I don't recall if we did a  
24 presentation to city council. In some cases they can  
25 ask questions about a report, and it somewhat turns into

1 a briefing. But I don't recall other public meetings  
2 specifically about short-term rental at that time.

3 Q. Do you recall -- and I'll say, you know, just  
4 because I'm involved with a group on a case as I'm sure  
5 you're aware. When they passed their ordinance in 2018  
6 also there were groups on both sides showing up in  
7 T-shirts and signs and all kinds of stuff, and it was  
8 kind of a big deal.

9 A. Uh-huh.

10 Q. Do you recall anything similar happening in  
11 Fort Worth in 2018 when this particular ordinance was  
12 being deliberated or passed?

13 A. No.

14 Q. Do you recall there being much discussion or  
15 comments from the public while this 2018 ordinance was  
16 being deliberated?

17 A. Not in particular. We occasionally had  
18 speakers come to a city council meeting just in general  
19 as part of the public presentation portion where folks  
20 could come and speak on any topic, so there may have  
21 been speakers there. But I don't recall. I don't  
22 recall any specific items on that beyond the case,  
23 itself, coming before public hearing.

24 Q. Sure. Do you recall prior to 2018 the City  
25 conducting any studies or analysis on short-term rentals

1 and their impact specifically upon the city of Fort  
2 Worth?

3 A. Uh-huh. Not specific to impact on Fort Worth,  
4 no.

5 Q. And then just kind of going broader, do you  
6 recall the City reviewing any studies or reports on  
7 short-term rentals and how they affect cities in  
8 general?

9 A. Yes. I'm sure we did just some basic research  
10 to look at articles and to see how other cities,  
11 particularly ones with similar size, were addressing the  
12 issue.

13 Q. Do you recall from 2018 anything standing out  
14 to you that you can kind of recall making an impact on  
15 you during this whole time period?

16 A. Certainly we were paying attention to what the  
17 cities of Austin and San Antonio and others were doing  
18 in Texas to see how they were treating short-term  
19 rentals and what their experience was. I don't remember  
20 the timing, but I know there were one or more lawsuits  
21 that would have been -- we would have been paying  
22 attention to as well.

23 Q. And, so, with respect to Austin, you know,  
24 they passed an ordinance where there were different I  
25 guess zones which allowed short-term rentals in

1 residential neighborhoods in some zones and banded in  
2 other zones. And then there was permitting, and they  
3 had a whole kind of system in place. Was that something  
4 that was under consideration at least in 2018 with  
5 respect to the City of Fort Worth?

6 A. Not that I recall in 2018.

7 Q. Had the City undertaken any analysis of the  
8 number of complaints that the City had received related  
9 to short-term rentals prior to the enactment of the 2018  
10 ordinance?

11 A. I believe our code compliance department was  
12 asked at some point to look at their records. They were  
13 tracking zoning violations and to go through their  
14 records to see if they could discern which ones were  
15 related to short-term rentals, so I believe they did  
16 provide information on that at some point. I don't  
17 remember the -- I believe that was part of an informal  
18 report at some point. I just don't recall if it was  
19 before or after 2018.

20 Q. Sure. Do you recall if any of the data seen  
21 by the City of Fort Worth prior to the enactment of the  
22 2018 ordinance at least showed that single -- or  
23 short-term rentals in single-family residential  
24 neighborhoods posed any greater harm to those  
25 neighborhoods in terms of noise violations during that

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**Exhibit "A-9"**

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1 time period?

2 A. I don't believe we tracked the noise  
3 violations based on occupancy. I don't know that we  
4 would be able to tie those together. I do know there  
5 were noise complaints related to short-term rentals. I  
6 just don't know that they were tracked in that way.

7 Q. And then kind of the same question with  
8 respect to -- I want to say parking issues --

9 A. Uh-huh.

10 Q. -- but, you know, too many cars parked in the  
11 streets or parking in the streets. Kind of the same  
12 question: Do you recall prior to 2018 the City  
13 undertaking any study with respect to short-term rentals  
14 and their impact on parking issues in single-family  
15 residential neighborhoods?

16 A. No. I don't recall a study, just the  
17 complaints from some of the neighborhoods.

18 Q. And same question just with respect to crime  
19 in general.

20 A. Uh-huh.

21 Q. Are you aware of any studies that were  
22 conducted prior to 2018 concerning crime rates and  
23 short-term rentals in single-family residential  
24 neighborhoods?

25 A. No.

1 Q. Okay. So, jumping into the ordinance, itself.  
2 The first paragraph, the "Whereas in the City of Fort  
3 Worth short-term home rentals, homes rented for less  
4 than 30 consecutive days, are not specifically defined,  
5 expressly permitted or listed in any of the zoning use  
6 categories provided in the use tables for residential,  
7 nonresidential or foreign-based districts." Do you see  
8 that?

9 A. Yes.

10 Q. And that's consistent with what we've talked  
11 about previously with respect to the 2016 informal  
12 report, correct?

13 A. Yes.

14 Q. Okay. The next paragraph, "Whereas in making  
15 a determination if a property is being used as a  
16 short-term home rental, the definition for transient or  
17 short-term resident is reviewed, and if the duration of  
18 the stay is less than 30 days, that use is not allowed  
19 since it is more analogous to a bed or breakfast home  
20 which is allowed in a two-family zoning district by  
21 special exception but is prohibited in one-family zoning  
22 districts." Do you see that?

23 A. Yes.

24 Q. All right. First question is, why is -- why  
25 is the cutoff less than 30 days? What's the basis for



1 that number?

2 A. Certainly. So, I believe it's based on a  
3 couple of things. One would be the hotel occupancy tax  
4 and the state law regarding when that is collected, so  
5 when it's considered to be a lodging type occupancy.  
6 Also, it's more akin to a rental period that might be a  
7 year or a semester or a month-to-month type lease.

8 Q. All right. I completely understand the hotel  
9 occupancy tax issue, so I'm not going to get into all  
10 that. I get that. With respect to just beyond the  
11 hotel occupancy tax is there any -- is there anything  
12 that would differentiate a rental for 29 days as opposed  
13 to a rental for 35 days?

14 A. So, just the period of time, one being closer  
15 to a typical rental term and one being closer to a  
16 lodging term.

17 Q. And I guess what's the -- what's the  
18 distinction between the rental term and the lodging  
19 term?

20 A. What's the -- what's the 30-day distinction?

21 Q. Well, you said one's closer to a rental  
22 term --

23 A. Uh-huh.

24 Q. -- and one is closer to a lodging term.

25 A. Yes.

1 Q. And, so, I'm just trying to ask, you know,  
2 what is that distinction between those two terms?

3 A. So, just needing to draw the line somewhere,  
4 so the 30 days was consistent with most of the national  
5 and state definitions we could find related to lodging  
6 versus residential.

7 Q. Okay. And are there -- was there any data to  
8 support that 30 days was the cutoff to -- well, strike  
9 that.

10 Let me back up. Was there any data which  
11 indicated that 30 days or less than 30 days was the  
12 appropriate line in the sand to say this is lodging,  
13 this is more of a traditional rental?

14 A. Not data in terms of research that the City  
15 would have performed.

16 Q. I guess kind of some broad questions about  
17 this. Your experience in the zoning and planning  
18 department will help. This 2018 ordinance, is this  
19 considered a zoning ordinance?

20 A. It's -- well, we technically call it a text  
21 amendment --

22 Q. Okay.

23 A. -- to zoning ordinance.

24 Q. All right. So, kind of the first little block  
25 statement, "an ordinance amending the comprehensive

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 11 MICHAEL SULLIVAN, LESA SUSI, )  
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 12 DANNY G. TAYLOR, JOHN THURSTON, )  
 JR., JAIME COBB TINSLEY, TOM )  
 13 TINSLEY, CHERYL TURNER, TRUSTEE )  
 OF THE CHERYL TURNER LIVING )  
 14 TRUST, REVIVE ESTATES, LLC, JAMES )  
 & JAMES PROPERTIES LLC D/B/A 4521 )  
 15 BBH, LLC, JUDA YORK, CHRISTINE )  
 ZEILER, AND ANDREW ZEILER, )  
 16 Plaintiffs, )  
 )  
 17 V. ) 236TH DISTRICT  
 )  
 18 CITY OF FORT WORTH, )  
 Defendant. ) TARRANT COUNTY, TEXAS  
 19

20 REPORTER'S CERTIFICATION

21 DEPOSITION OF CORPORATE REPRESENTATIVE OF THE CITY OF

22 FORT WORTH, DANA BURGHDOFF

23 AUGUST 27, 2024

24 I, Mary LaBounty, Certified Shorthand Reporter in  
 25 and for the State of Texas, hereby certify to the

**PENNIE FUTRELL, CSR**

**(817) 524-6644**

**Exhibit "A-9"**

35e3c057-7941-4eb7-b34b-94a5742c25cb

1 following:

2 That the witness, DANA BURGHDOFF, was duly sworn by  
3 the officer and that the transcript of the oral  
4 deposition is a true record of the testimony given by  
5 the witness;

6 That the deposition transcript was submitted on  
7 September 11, 2024, to the attorney for DANA  
8 BURGHDOFF for examination, signature, and return by  
9 October 1, 2024.

10 That the amount of time used by each party at the  
11 deposition is as follows:

12 Mr. Graigory B. Fancher - 1 hour, 41 minutes;

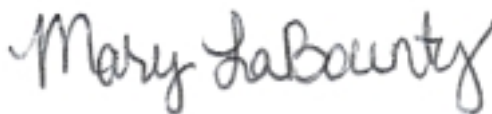
13 That pursuant to information given to the  
14 deposition officer at the time said testimony was taken,  
15 the following includes all parties of record:

16 For the Plaintiffs - Mr. Graigory B. Fancher;  
17 For the Defendant - Mr. W. Chase Medling;

18 I further certify that I am neither counsel for,  
19 related to, nor employed by any of the parties in the  
20 action in which this proceeding was taken, and further  
21 that I am not financially or otherwise interested in the  
22 outcome of the action.

23 Further certification requirements pursuant to Rule  
24 203 of TRCP will be complied with after they have  
25 occurred.

1 Certified to by me this 11th day of September, 2024.

2 

3  
4 Mary LaBounty, Texas CSR 7635

5 Expiration Date: 3/31/25

6 Firm No.: 603

7 Pennie Futrell, CSR

8 4131 N. Central Expressway, Suite 977

9 Dallas, Texas 75204

10 Phone: 817-524-6644

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**PENNIE FUTRELL, CSR**

**(817) 524-6644**

**Exhibit "A-9"**

35e3c057-7941-4eb7-b34b-94a5742c25cb

## 1 FURTHER CERTIFICATION UNDER RULE 203 TRCP

2 The original deposition was/was not returned to the  
3 deposition officer;

4 If returned, the attached Changes and Signature  
5 page contains any changes and the reasons therefor;

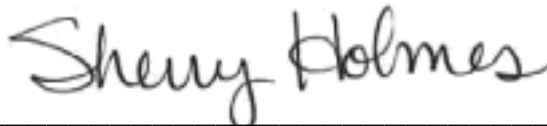
6 If returned, the original deposition was delivered  
7 to Mr. Graigory B. Fancher, Custodial Attorney;

8 That \$\_\_\_\_\_ is the deposition officer's charges  
9 for preparing the original deposition transcript and any  
10 copies of exhibits, charged to Plaintiffs;

11 That a copy of this certificate was served on all  
12 parties shown herein and filed with the Clerk.

13 Certified to by me this the \_\_\_\_\_ day of

14 \_\_\_\_\_, \_\_\_\_.

15   
16 \_\_\_\_\_

17 Pennie Futrell, CSR  
18 Firm No.: 603  
19 4131 N. Central Expressway  
20 Suite 977  
21 Dallas, Texas 75204  
22 Phone: 817-524-6644  
23  
24  
25

**PENNIE FUTRELL, CSR**

**(817) 524-6644**

**Exhibit "A-9"**

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KELRAY LLC, AYODELE OLAYINKA	§	IN THE DISTRICT COURT
ADESUBOKAN, MANUEL A. AGUIRRE-	§	
ESCAMILLA, TRACEY AMAYA,	§	
EDUARDO AMAYA, MISAEL ANDRADE,	§	
WENDY ANN ARMSTRONG-GEREN,	§	
CLYDE AUSTIN, MELISSA BAKER,	§	
LAUREN BARRETT, CASON BECKHAM,	§	
TRUSTEE OF THE 2120 FAIRMOUNT	§	
AVENUE TRUST, BROOKE	§	
BLANKENSHIP, HUNTER BLANKS,	§	
LAUREN A. BRADY, GRAYSON BUSTER,	§	
LUCAS BYERS, SARAH CALDWELL,	§	
TRUSTEE OF THE SARAH M. CALDWELL	§	
REVOCABLE TRUST, BRECCIA	§	
CONSTRUCTION, LLC, KAREN CATES,	§	
FLAMINIA CHAPMAN, BROOKVALE	§	
HOLDINGS LLC, SCOTT CLARK,	§	
PATRICK CODDOU, JENNIFER CODDOU,	§	
DOUBLE07, LLC, FUNKYTOWN	§	
PROPERTIES LLC, BETSY DARLING,	§	
MARTHA DOMINGUEZ, ADULFO	§	
DOMINGUEZ, IAN DORFMAN, LORI	§	
DUGDALE, LAURA DYSON, MAYNARD	§	
DYSON, ISABELLA ELLIS, WILLIAM	§	
ELLIS, CRYSTAL ELLIS, DAVID KEVIN	§	
FARMER, GUILLERMO FLORES RUEDA,	§	
SANDRA FLORY, PATRICIA FLOYD,	§	
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PROPERTIES #3, LLC, RICHARD	§	
GARRISON, RITA GOMEZ, ALICIA	§	
GONZALEZ, CHANE GUILLORY, SUSAN	§	
HARPER, BLAKE HESTIR, MARK	§	
HUDSON, M AND M POOL HOUSE LLC,	§	
REI GOATS, LLC, RYAN BUYS HOUSES,	§	
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KOLYVAS, TOM KRAUSE, ANXHELO	§	
LALAJ, DAVID LATZ, JENNIFER K. LEE,	§	
AARON BROOKS, URBAN LEGACY	§	
PROPERTIES, LLC D/B/A URBAN	§	
LEGACY PROPERTIES SERIES A LLC,	§	
STEVE LUCHAK, MARY LYLES, TYE	§	
MARTIN, DEBBIE MCWATERS,	§	



BARBARA MEECE, LORI METZ,  
PENELOPE BRADBURY MOREHEAD,  
RICHARD MORRIS, PATRIOTIC LAND  
PARTNERS, LLC, LACEY D. O'BRIEN,  
RILEE B. O'BRIEN, HEATH OLINGER,  
TRINA PARKIN, ROBERT PATTERSON,  
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BBH, LLC, JUDA YORK, CHRISTINE  
ZEILER, AND ANDREW ZEILER,

*Plaintiffs,*

V.

CITY OF FORT WORTH,

*Defendant.*

236<sup>th</sup> DISTRICT

OF TARRANT COUNTY, TEXAS

**UNSWORN DECLARATION OF LAUREN BRADY**

(Tex. Civ. Prac. & Rem. Code § 132.001)

“My name is Lauren Brady, my date of birth is July 4, 1984, and my address is 4206 Foxborough Trail, Arlington, Texas 76001. I am over 18, am competent to make this Unsworn Declaration, and have never been convicted of a felony or crime involving moral turpitude. I declare under penalty of perjury that the factual information stated in this document is true and correct and based upon my personal knowledge.

1. I am the owner of the real properties located at 3824 Pershing Avenue, Fort Worth, Texas 76107 (“Pershing”), 2704 SW Loop 820, Fort Worth, Texas 76133 (“SW Loop”).

2. I originally purchased the Pershing property in 2014 because my mother-in-law, who had then rented the property for roughly eight years, was told she would need to vacate after the homeowners received a large and unexpected property tax bill. The owners could not afford to pay the bill and needed to sell the property very quickly. Because she was disabled in a severe car accident and had specific physical needs, I could not find a suitable place for her to live, so I bought the property from the sellers for \$75,000.00 and allowed her to rent the house from me long-term. Because she was on a fixed income, she was not able to pay market rent.

3. Needing additional funds to continue to allow my mother-in-law to rent the home at a low rate, I looked into building a guesthouse on the property to lease. In 2017, I reached out to the City’s planning and zoning department to inquire about whether leasing of a guest house was permissible. I learned that long-term renting was not permitted under City code because it was a single-family property but that short-term renting was allowed. I also conducted online searches about the City’s leasing laws prior to contacting the City’s planning and zoning department and found nothing that would prohibit short-term rentals. In reliance on this conversation and my understanding of my property rights, I constructed a full guesthouse on

the Pershing property that same year. The guesthouse cost approximately \$72,000.00 to build and was constructed at my sole expense. At the same time, I invested roughly \$28,000.00 into improvements for the main house to ensure the home was safe for my mother-in-law's physical needs for her long-term rental. In September 2017, I began to use the guesthouse on the Pershing property for short-term rentals.

4. In 2018, the City passed an ordinance banning short-term rentals in residential areas. However, the City was not enforcing the ordinance following its enactment. In fact, I was made aware by the City in the summer of 2022 that the 2018 short-term rental ordinance would not be enforced unless there were legitimate nuisance complaints. As such, I purchased the SW Loop property in 2022 as an investment to be used as a short-term rental property. The purchase price I paid for the SW Loop property was roughly \$260,000.00. I started using the SW Loop property for short-term rentals later that year.

5. In order to maintain the Pershing and SW Loop properties, I employ a cleaner (Ashley), a yard worker (Lupe), and a pest control contractor (Alamo). Ashley cleans the Pershing and SW Loop properties after each renter leaves. Lupe and Alamo visit both properties on a regular basis to ensure they remain in good condition. I also personally visit the SW Loop property at least once a week and the Pershing property at least once a month to confirm that no issues have arisen. Furthermore, I have never received a citation, code violation, or complaint about either the Pershing property or the SW Loop property.

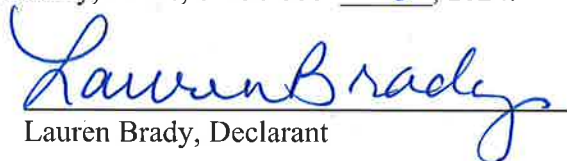
6. The short-term renters at the Pershing and SW Loop properties use the properties in the same way that residents of owner-occupied properties would. They stay with their children; they cook dinners and have barbecues in the backyard; they take showers; they sleep; and so on. No commercial activity is permitted.

7. Another short-term rental property that I am involved with is located at 3836 Calmont Avenue, Fort Worth, Texas 76107 ("Calmont"). My father owns this property, and I am the property manager on his behalf. My father has been issued citations for the Calmont property a number of times since 2019. None of these citations have been for noise, parking, trash, crime, or other disturbance problems. Instead, the Calmont property was repeatedly reported by anonymous citizens solely for being used as a short-term rental. I do not believe that a property being used as a short-term rental is evidence by itself that short-term rentals cause problems or are harmful to the City.

8. I used the Pershing and SW Loop properties as short-term rentals from the years stated above and continued to do so until the City passed another short-term rental ordinance in 2023 requiring registration of short-term rental properties. I desire to continue using the Pershing and SW Loop properties for short-term rental purposes. However, because of the City's 2018 and 2023 short-term rental ordinances, I am unable to lawfully do so. If I had known that the City would ban short-term rentals in single-family residential areas, pass another law requiring registration of all short-term rental properties, and begin enforcing both ordinances even if no legitimate nuisance problems were alleged or verified, I would not have spent \$72,000.00 to construct a guesthouse on the Pershing property or paid \$260,000.00 to purchase the SW Loop property.

FURTHER DECLARANT SAITH NOT."

Executed in Tarrant County, Texas, on October 8, 2024.

  
Lauren Brady, Declarant

KELRAY LLC, AYODELE OLAYINKA	§	IN THE DISTRICT COURT
ADESUBOKAN, MANUEL A. AGUIRRE-	§	
ESCAMILLA, TRACEY AMAYA,	§	
EDUARDO AMAYA, MISAEL ANDRADE,	§	
WENDY ANN ARMSTRONG-GEREN,	§	
CLYDE AUSTIN, MELISSA BAKER,	§	
LAUREN BARRETT, CASON BECKHAM,	§	
TRUSTEE OF THE 2120 FAIRMOUNT	§	
AVENUE TRUST, BROOKE	§	
BLANKENSHIP, HUNTER BLANKS,	§	
LAUREN A. BRADY, GRAYSON BUSTER,	§	
LUCAS BYERS, SARAH CALDWELL,	§	
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*Plaintiffs,*

V.

CITY OF FORT WORTH,

*Defendant.*

236<sup>th</sup> DISTRICT

OF TARRANT COUNTY, TEXAS



### **AFFIDAVIT OF TERRY SMITH**

"My name is Terry Smith. I am over 18, am competent to make this Affidavit, have never been convicted of a felony or crime involving moral turpitude, and have personal knowledge of the facts stated herein, which are true and correct. I am the owner of SmithWallace Properties LLC ("SWP"), one of the named plaintiffs in this lawsuit, and am authorized to act on its behalf for all purposes herein.

1. I am a licensed realtor in the State of Texas and have been since 1978. My specialty as a realtor is in residential real property. I worked as a realtor for ERA for about six months, then William Rigg for roughly nine years, and then have been with RE/MAX ever since. In August 2022, I became qualified to act as my own broker, and I currently serve as realtor and broker for SWP.

2. I currently operate the real properties located at 4700 Collinwood Avenue, Fort Worth, Texas 76107 ("Collinwood") and 2100 Ashland Avenue, Fort Worth, Texas 76102 ("Ashland").

3. The Collinwood property was purchased in 1995 for roughly \$88,000.00 from an investor who bought it out of foreclosure. The Collinwood property is a fourplex. I began operating one of the four units at the Collinwood property as a short-term rental in August 2015.

4. My mother, my brother, and I purchased the Ashland property for approximately \$155,000.00 to be used as a residential rental property in 2011. We purchased it because my mother and brother needed an additional source of income. The Ashland property is a triplex. I began operating one of the three units at the Ashland property as a short-term rental in December 2016.

5. The Collinwood and Ashland properties were listed on Airbnb and VRBO in order to find and filter potential short-term renters. Airbnb was used for listings from 2015 to 2021 and then VRBO was used beginning in 2022. I visit Collinwood and Ashland approximately once a week, sometimes more and sometimes less, to be sure they remain in good condition for current and prospective tenants. I have received no complaints and no citations at either the Collinwood or Ashland property. I did receive a code violation at 2100 Ashland in 2023; however, it was ultimately determined to be a water issue at the neighboring property, not the Ashland property, and was not related in any way to short-term rental activity.

6. In reliance on my understanding of property rights in the City of Fort Worth, the Collinwood and Ashland Properties were significantly renovated in order to use them as short-term rentals. At the Collinwood property, the kitchen and the bathroom were gutted; new flooring, cabinets, counters, appliances, and tile were installed in the kitchen; new flooring, cabinets, counters, tile, and a tub were installed in the bathroom; the interior was painted; and the hardwood floors were refinished. At the Ashland property, new cabinets, counters, appliances, plumbing, and lights were installed in the kitchen; a new tub, toilet, sink, plumbing fixtures, and tile were installed in the bathroom; a central heating and air conditioning unit were installed; the interior was painted; and the hardwood floors were refinished. At both properties, all listed renovations were completed before beginning to list the properties on Airbnb or VRBO and use them for short-term rental purposes.


7. The short-term renters at the Collinwood and Ashland properties use the properties in the same way that residents of owner-occupied properties would. They reside there, eat there, spend time with their families there, and sleep there. No commercial activity is permitted.




8. The Collinwood and Ashland properties were used as short-term rentals from the years stated above and continued to do so until the City passed its second short-term rental ordinance in 2023 requiring registration of short-term rental properties. I desire to continue using the Collinwood and Ashland properties for short-term rental purposes. However, because of the City's 2018 and 2023 short-term rental ordinances, I am unable to lawfully do so. If I had known that the City would ban short-term rentals in single-family residential areas and pass another law requiring registration of all short-term rental properties, the renovations listed above would not have been performed.

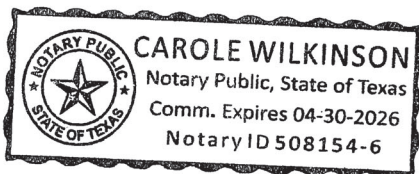
FURTHER AFFIANT SAITH NOT."

Executed in Tarrant County, Texas, on October 10<sup>th</sup>, 2024.

  
Terry Smith, Affiant  
Owner of Smith-Wallace Properties, LLC

SUBSCRIBED AND SWORN TO BEFORE ME on October 10, 2024 by Terry Smith.

  
Notary Public in and for the State of Texas



KELRAY LLC, AYODELE OLAYINKA	§	IN THE DISTRICT COURT
ADESUBOKAN, MANUEL A. AGUIRRE-	§	
ESCAMILLA, TRACEY AMAYA,	§	
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ZEILER, AND ANDREW ZEILER,

*Plaintiffs,*

V.

CITY OF FORT WORTH,

*Defendant.*

236<sup>th</sup> DISTRICT

OF TARRANT COUNTY, TEXAS

**UNSWORN DECLARATION OF SUSAN HARPER**

(Tex. Civ. Prac. & Rem. Code § 132.001)

“My name is Susan Harper, my date of birth is August 26, 1943, and my address is 2248 5<sup>th</sup> Avenue, Fort Worth, Texas 76110. I am over 18, am competent to make this Unsworn Declaration, and have never been convicted of a felony or crime involving moral turpitude. I declare under penalty of perjury that the factual information stated in this document is true and correct and based upon my personal knowledge.

1. I worked as a real estate agent from 1991 until July 2024. My specialty as a real estate agent was in residential home purchases. Starting in 1998, I worked for The Michael Group in the Mid-Cities area of the DFW metroplex. When I lived in Colleyville, I specialized in northeast Tarrant County. After moving to my current address, I specialized in Fairmount homes.

2. I am the owner of the real property located at 2250 5<sup>th</sup> Avenue, Fort Worth, Texas 76110 (the “Property”). I have owned my residence at 2248 5<sup>th</sup> Avenue since August 21, 1998. The Property is a backhouse on the same lot as my residence that has its own bedroom, kitchenette, washer, dryer, and bathroom.

3. My husband retired in 2012 and was looking forward to pursuing an alternative career in something he enjoyed doing. Within twelve to eighteen months after his retirement, though, he had a stroke. As a result, he was no longer able to participate in a post-retirement career. Because my husband and I had lost that source of income, we decided that a replacement source of revenue would be necessary. After researching my residence’s zoning classification and confirming my plan with the City, I obtained the necessary permits, passed the requisite tests, and built the Property. While the Property was intended to be a rental property, we really built the Property as a means to survive.

4. Starting in December 2015, I leased the Property on an annual basis for roughly three years. In 2018, I began operating the Property as a short-term rental. Compared to long-term rentals, using the Property for short-term rentals allows me to keep a much better eye on the Property and to timely fix anything that breaks or suffers damage. Short-term rentals also reduce the potential of having to deal with holdover tenants and eviction proceedings and provide a greater amount of revenue as compared to long-term rentals.

5. I personally participate in and oversee maintenance of the Property. I also employ a cleaning person who helps upkeep the Property, and sometimes my husband helps out around the Property. I have never received a complaint, citation, or code violation at the Property at any time while using it as a rental property.

6. I have used the Property as a short-term rental since 2018 and continued to do so until the City passed its second short-term rental ordinance in 2023 requiring registration of short-term rental properties. I desire to continue using the Property for short-term rental purposes not just as a matter of bringing in revenue but supporting my husband and me in our old age. It would be significantly more difficult to support ourselves using the Property as a long-term rental as opposed to a short-term rental. Our alternative options to provide for ourselves at this stage are very limited. Even so, if I had known that the City would ban short-term rentals in single-family residential areas and pass another law requiring registration of all short-term rental properties, I would have investigated other avenues to support my husband and I several years ago and would not be in a situation where our principal source of income is potentially illegal.

FURTHER DECLARANT SAITH NOT."

Executed in Tarrant County, Texas, on October 10, 2024.

Susan Harper  
Susan Harper, Declarant

KELRAY LLC, AYODELE OLAYINKA  
 ADESUBOKAN, MANUEL A. AGUIRRE-  
 ESCAMILLA, TRACEY AMAYA, EDUARDO  
 AMAYA, MISAEL ANDRADE, WENDY ANN  
 ARMSTRONG-GEREN, CLYDE AUSTIN,  
 MELISSA BAKER, LAUREN BARRETT,  
 CASON BECKHAM, TRUSTEE OF THE 2120  
 FAIRMOUNT AVENUE TRUST, BROOKE  
 BLANKENSHIP, HUNTER BLANKS,  
 LAUREN A. BRADY, GRAYSON BUSTER,  
 LUCAS BYERS, SARAH CALDWELL,  
 TRUSTEE OF THE SARAH M. CALDWELL  
 REVOCABLE TRUST, BRECCIA  
 CONSTRUCTION, LLC, KAREN CATES,  
 FLAMINIA CHAPMAN, BROOKVALE  
 HOLDINGS LLC, SCOTT CLARK, PATRICK  
 CODDOU, JENNIFER CODDOU, DOUBLE07,  
 LLC, FUNKYTOWN PROPERTIES LLC,  
 BETSY DARLING, MARTHA DOMINGUEZ,  
 ADULFO DOMINGUEZ, IAN DORFMAN,  
 LORI DUGDALE, LAURA DYSON,  
 MAYNARD DYSON, ISABELLA ELLIS,  
 WILLIAM ELLIS, CRYSTAL ELLIS, DAVID  
 KEVIN FARMER, GUILLERMO FLORES  
 RUEDA, SANDRA FLORY, PATRICIA  
 FLOYD, TEXAS TUDOR TCU, LLC, JESSE  
 FOX, SIJ PROPERTIES #3, LLC, RICHARD  
 GARRISON, RITA GOMEZ, ALICIA  
 GONZALEZ, CHANE GUILLORY, SUSAN  
 HARPER, BLAKE HESTIR, MARK HUDSON,  
 M AND M POOL HOUSE LLC, REI GOATS,  
 LLC, RYAN BUYS HOUSES, LLC, JAMES  
 RYAN JACKSON, 112 LORAIN SOUTH  
 CORPORATION, MISTY KIMBROUGH,  
 MARGARET KOLYVAS, TOM KRAUSE,  
 ANXHELO LALAJ, DAVID LATZ, JENNIFER  
 K. LEE, AARON BROOKS, URBAN LEGACY  
 PROPERTIES, LLC D/B/A URBAN LEGACY  
 PROPERTIES SERIES A LLC, STEVE  
 LUCHAK, MARY LYLES, TYE MARTIN,  
 DEBBIE MCWATERS, BARBARA MEECE,  
 LORI METZ, PENELOPE BRADBURY  
 MOREHEAD, RICHARD MORRIS,  
 PATRIOTIC LAND PARTNERS, LLC, LACEY  
 D. O'BRIEN, RILEE B. O'BRIEN, HEATH  
 OLINGER, TRINA PARKIN, ROBERT  
 PATTERSON, JAMES OLEN PAYTON, EVE  
 PEARSON, VAREY INVESTMENT  
 PROPERTIES LLC, MARY KATHLEEN  
 RACHELE, JEFFREY REED, THERESA  
 RILEY, TRUSTEE OF THE TK RILEY  
 FAMILY TRUST, ALLI RODRIGUEZ, JORGE  
 RODRIGUEZ, YOVANNI CHAVEZ  
 RODRIGUEZ, JARROD ROECKER,  
 TRUSTEE OF THE Q.T.R. TRUST,  
 SHANNON ROSS, LUCAS RUIZ,  
 CATHERINE SAXON, CAMERON SCHOEPP,  
 CARLA SCHOEPP,  
 AUDREYNETTE SHABAZZ,  
 SMITH-WALLACE PROPERTIES, LLC,  
 MODERN BUILDERS, LLC, DAVID  
 STELTER, GRANT STEPHENS, TIMOTHY S.  
 STEPHENS, HOME SUITE STAYS LLC,  
 CALLIE STEVENS, SEAN SULLIVAN,

IN THE DISTRICT COURT

Exhibit "E"



MICHAEL SULLIVAN, LESA SUSI, TRUSTEE OF THE SUSI LIVING TRUST, DANNY G. TAYLOR, JOHN THURSTON, JR., JAIME COBB TINSLEY, TOM TINSLEY, CHERYL TURNER, TRUSTEE OF THE CHERYL TURNER LIVING TRUST, REVIVE ESTATES, LLC, JAMES & JAMES PROPERTIES, LLC D/B/A 4521 BBH, LLC, JUDA YORK, CHRISTINE ZEILER, AND ANDREW ZEILER,	
<i>Plaintiffs,</i>	§ 236 <sup>th</sup> DISTRICT
	§
V.	§
	§
CITY OF FORT WORTH,	§
<i>Defendant.</i>	§ OF TARRANT COUNTY, TEXAS

#### UNSWORN DECLARATION OF EDUARDO AMAYA

(Tex. Civ. Prac. & Rem. Code § 132.001)

"My name is Eduardo Amaya, my date of birth is 8-31-1955, and my address is 3716 Walton Avenue, Fort Worth, Texas 76133. I am over 18, am competent to make this Unsworn Declaration, and have never been convicted of a felony or crime involving moral turpitude. I declare under penalty of perjury that the factual information stated in this document is true and correct and based upon my personal knowledge.

1. I am a retired school psychologist. During my career, I worked for the Mansfield and White Settlement school districts. From time to time, I consult with a few different school districts in the Fort Worth area. My wife, Tracey Amaya, is a real estate broker and has been since at least 1992.

2. Tracey and I are the owners of the real property located at 3505 Walton Avenue, Fort Worth, Texas 76133 (the "Property"). We have owned the Property since September 12, 2012. Tracey was originally hired to sell the Property, and she was going to put it on the market for the owner at the time. However, we decided to purchase it ourselves instead. At the time we purchased the Property, we originally intended to use it as a long-term rental property to supplement my retirement income (mostly my pension from the Teacher Retirement System). From the fall of 2012 to around April 2021, we had one long-term renter lease the Property. During those nine years, we did not receive much of a return on investment in the Property.

3. After the long-term renter moved out of the Property, Tracey and I significantly renovated the Property in order to use it as a short-term rental. I added granite countertops into the kitchen, added new appliances into the kitchen, installed a new roof, built a privacy fence, added foam insulation, and upgraded the electrical wiring. We completed all of these renovations before starting to rent out the STR Property as a short-term rental. Our philosophy of maintaining rental properties has always been to maintain and upkeep the properties as if we would personally live in them.

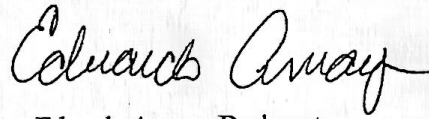
4. Tracey and I began operating the Property as a short-term rental in October 2021 and desire to continue doing so. During our time using the Property as a short-term rental, we have never received any complaints, code violations, or citations, nor have we received a tenant review lower than five stars. When we began using the Property as a short-term rental, we listed it on both Airbnb and VRBO and have done so ever since.

5. We have used the Property as a short-term rental since 2021 and continued to do so until the City passed its second short-term rental ordinance in 2023 requiring registration of short-term rental properties. We desire to continue doing so. If we had known that the City would ban short-term rentals in single-family residential areas and pass another law requiring registration of all short-term rental properties, we would not have extensively renovated the Property to be used as a short-term rental.

FURTHER DECLARANT SAITH NOT."

Exhibit "E"

Executed in Tarrant County, Texas, on October 4, 2024.



Eduardo Amaya, Declarant

UNSWORN DECLARATION OF EDUARDO AMAYA

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Page 2 of 2



### Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Emily Baker on behalf of Graig Fancher

Bar No. 24052016

ebaker@bwwlaw.com

Envelope ID: 95306942

Filing Code Description: Answer/Response

Filing Description: Plaintiffs' Response to Defendant's Traditional Motion for Summary Judgment

Status as of 12/13/2024 3:09 PM CST

#### Case Contacts

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