

Final Thoughts on the Upcoming Elections, STRs and the Future of Grapevine Neighborhoods

Three years ago a professional investor turned the 3 BR/2 Ba house behind us into a short-term rental (STR) that advertised to sleep 14. Almost immediately a parade of renter groups began booking it every 2-3 days, throwing parties and cook-outs, cannon-balling into the pool, overflowing garbage cans and overflow parking in the street (even had a parking valet out front at one party), all unsupervised by an absentee owner (based in Denton) who happily minted cash running a hotel next door. After a few months I was considering putting my own house up for sale, when I heard the Mayor and City Council were looking at the STR issue at their next meeting.

Many of us attending the meeting that night were surprised to find how fast the STR wave was growing in Grapevine. In 2018, STRs numbered over 190 and were growing 60% annually, 75% were full home, not owner occupied. Forecasts put the likely number at 1000 within 4-5 years, since we are a tourist destination. Brought together by the nightmare of having a STR for a neighbor, a group of Grapevine residents eventually formed the Texas Neighborhood Coalition to try to keep our neighborhoods a safe place for homes, not hotels. We have been working on this issue in Grapevine and with many other communities across Texas ever since, including at the state level.

That 2018 council meeting was a turning point. A few weeks later Mayor Tate and City Council voted to enforce and clarify the existing zoning laws and effectively banned STRs, which had never been legal in single family residential neighborhoods. Not long after that a group of STR operators sued the city of Grapevine, and that litigation continues to this day.

So this upcoming Grapevine municipal election is critical to deciding what happens in our city when it comes to STRs (see my Part 3 post-link below). In January 2021, members of our Coalition met with the mayoral candidates to discuss where each stood on STR regulation. In my very first post in February, I outlined Mayor Tate's clear position in protecting our neighborhoods from STRs. I also said there were too many conflicting signs to tell where Nick really stood on STRs. Nick listened and to his credit agreed to have some follow-up dialogue after that first post. So, what did we learn since then?

First, two weeks after Nick Kaufman said he was against "STR hotels and party houses," some folks on NextDoor documented the fact he was running an absentee STR in a residential home in Coppell. (Nick chose not to mention any of this at our January meeting in which we specifically discussed his views on STRs and brought up the Coppell STR ordinance.)

Second, after being 'outed' on Nextdoor, Nick admitted that his STR hotel in his hometown Coppell was unregistered with the city as per ordinance. Part of the reason for registering STRs is so neighbors or city officials in Coppell have someone to call in case problems come up. Nick says he favors regulating STRs in Grapevine. But as an STR operator himself he didn't bother complying with all those pesky local STR rules in Coppell until he got called on it while running for Mayor of Grapevine.

Third, Nick eventually admitted he was open to allowing STRs in Grapevine, but his position keeps on evolving. Currently he has deleted these admissions to my questions on his FB site.

Maybe the best indicator of any politician's true stance on an issue is who supports him. Nick is openly supported by the Coalition for NT STRs. This group certainly understands who is the pro-STR candidate in this race.

Here's what we know about the other council candidates position on STRs:

Sharron Spencer-Rogers (along with Mayor Tate) have been consistent in their words and actions: both are against STRs in our residential neighborhoods and strongly favor enforcement of existing zoning laws that do not allow hotel businesses in neighborhood homes.

Theresa Strayer answered "Absolutely" when answering her own question on whether Grapevine should accommodate vacationers with STRs. Her solution, similar to Nick's response, is to allow them and regulate them.

Breann Burke has not answered the STR questions directly; however her signs are seen at STRs that are part of the Pro-STR suit brought against the City.

So what's the problem with STR regulations as touted by Nick and Theresa? Aren't most STR's just your friendly neighbor renting out a spare room a couple days a year?

1. 75-80%+ of STRs are full house STRs with absentee owners and therefore there is no on-site monitoring. Neighbors become the enforcers on nights and weekends; code enforcement typically does not work 24x7 and are not staffed to check up on every single STR every single day. There is often very little police can do.
2. Cities across TX/US/World have struggled with enforcing regulations, particularly since the financial incentives entice STR operators to disregard the rules; look no farther than Nick who was operating an unregistered STR in Coppell, essentially flouting his hometown ordinance, even as he was discussing STRS and ordinances with our group at our Jan 9 mtg.
3. Regulations do not address safety and security of neighborhoods with hundreds of strangers brought in with no supervision every few months, with no identity checks and unknown criminal/sex offender backgrounds. Airbnb's own IPO disclosure document stated the platform cannot confirm guest identities or the number of guests. Note that there have been over 170 shootings at STRs since May 2019, and [recent studies](#) have shown that STRs increase neighborhood violence and crime, and tear at the social fabric of communities.

And if you are concerned about financial impacts of STRs to a city? A blind sampling of 40 STRs in Dallas shows they are costing \$540,000 to Dallas taxpayers just for seven months based on answering calls to different types of complaints, ranging from noise to parking to littering. (these 40 only paid \$18K in HOT taxes) <https://www.fox4news.com/news/dallas-homeowners-want-city-hall-to-ban-short-term-rentals>

Any candidate who tries to side-step the issue by saying "STRs are not on the agenda" or "it's all up to the courts" lacks an understanding of the role of Mayor and City Council.

Bottom Line: Do you want to live next to an STR? Your upcoming vote may well decide whether your future next door neighbor is a family or a STR hotel.

Andrew, www.txneighborhoodcoalition.com

Part 1 post: https://nextdoor.com/p/xrjxth8ybp97?utm_source=share&extras=MTQzNjQxOTQ%3D

Part 2 post: https://nextdoor.com/p/w4B72tcdwjmW?utm_source=share&extras=MTQzNjQxOTQ%3D

Part 3 post: https://nextdoor.com/p/HHG_6p8Qc_7T?utm_source=share&extras=MTQzNjQxOTQ%3D

Part 1: Concerns about Nick Kaufman's stance of Short-Term Rentals

My family has lived in Grapevine for 22 years and we love Grapevine. I took our city leadership and residential neighborhoods for granted until a Short Term Rental hotel moved behind us in early 2018. If you want to know what it's like living next to an STR, constant noise/sleepless nights, bachelor parties, valet parking, etc. I'll be glad to provide you insights.

Based on the continuing disruptions to our family and home, I got involved. I helped form a Grapevine neighborhood coalition and then a state-wide coalition that works with city leaders and neighborhoods across the state. We have also been working to keep the State legislature from forcing STRs into all of our residential neighborhoods. [TX Neighborhood Coalition](#)

Our GV coalition leaders met with Nick (9 Jan) and Mayor Tate (16 Jan) to clarify their positions on STRs in Grapevine. STRs are an issue city leaders will have to deal with over the next several years, regardless of the court case outcome, as the Airbnb and Pro-STR lobby are very well-funded. The safety and security of our neighborhoods are at stake.

Mayor Tate reiterated his position as a staunch opponent of STRs and feels compromise would open up our residential zoning and deed restrictions to additional abuses and problems, e.g., other commercial businesses coming into our neighborhoods.

Nick said he was researching the issue of short-term rentals, but did believe there was a compromise that would allow STRs to still operate. He did express opposition to STR party houses/full home STR rental hotels with absentee landlords.

Based on recent revelations, we now know that Nick has been operating a full-home STR rental hotel in Coppell since at least Oct 2020. He was not candid with us about this fact during our 9 Jan meeting.

So where does Nick really stand on STR issues? I have no idea.

Part 2: Concerns about Nick Kaufman's stance of Short-Term Rentals

My first posting discussed the STR perspectives of Mayor Tate and Nick Kaufman based on detailed conversations with each candidate during January meetings with our neighborhood coalition leaders, <https://www.txneighborhoodcoalition.com/>. The discussion with Nick touched on the pending Grapevine court case and STR regulations in such cities as Coppell, Arlington and Corpus Christi. I was initially encouraged by Nick's statement that he is against STR Hotels in residential neighborhoods.

Unfortunately, a few weeks after our meeting we learned that Nick has been running a Full Home STR in a Coppell residential neighborhood since at least Oct 2020, a fact which he failed to mention during our January meetings. *I have attached 3 screenshots from Feb 8 & 9 that show: his listing with the typical 2 night minimum stay for STRs, a review from Oct 2020 and the nightly rates.* One day after this became known on NextDoor, he changed the listing to a monthly rental.

Was Nick operating an unlawful STR in Coppell?

The city of Coppell has a well-publicized ordinance which requires STR registration and verification from STR applicants of primary residence, payment of hotel taxes and up to \$2K fines for non-compliance. So after the news broke about Nicks' STR, I checked to see about his registration with the city.

According to their code enforcement office, Nick's home was on a watch list compiled by a company they use to monitor unregistered STR activity in Coppell. The city had recently sent Nick an official notice

letter. That's all the information that's publicly available at this point, although the office staff said that in general, some STR operators have been finding new ways to skirt the rules.

The STR issue is already a big challenge for cities and will continue to be an issue for Grapevine, regardless of the outcome of the court case, as there will probably be appeals, etc. It's hard to imagine how someone is going to command the moral authority as Mayor to credibly handle the STR issue if there's substantial doubt whether he complied with STR rules in his own hometown. This is an issue that Nick needs to clear up.

If Nick's STR was properly registered in Coppell, then the last item to clear up is how his certification of Coppell primary residence required for STR registration there can be squared with the Grapevine primary residence certification he submitted on Jan 18 for his mayoral ballot application.

Part 3: Concerns about Nick Kaufman's stance of Short-Term Rentals

Several have asked: what is the issue with STRs and why should this be a topic in these upcoming elections?

1. The STR industry began with home rentals in vacation spots and renting out individual rooms in owner-occupied homes. The problems began when STRs rapidly expanded to become full home rentals in residential neighborhoods. The issues with noise, shootings, security/safety, gutting of neighborhoods/schools, etc. are well documented and is the reason so many neighborhoods and cities have begun restricting and regulating STRs throughout the US and world-wide. The independent [Economic Policy Institute](#) recently identified that "economic costs Airbnb imposes likely outweigh the benefits" for cities and residents. *See also attached for the 'STRs: Myths vs Facts' including issues on property rights and court cases.*
2. When residents buy in a single family residential neighborhood, they give up some of their property rights for city services and with the understanding that their next door neighbor will not become a restaurant, bar, gas station or hotel. This is the basis of long standing zoning that was established to protect families and residential neighborhoods since the early 20th century.
3. In 2018, Grapevine officials identified over 190+ listings from STR sites (3/4ths were whole home rentals) and growing at a 60% rate. Do the math and you'll quickly see how portions of the city were and would become STR havens – which has happened in many other neighborhoods and cities. If GV loosens their ordinance, or if the TX Legislature forces STRS on all cities, you or your friends will soon find yourself living next to one.

And the odds are it will not be run by anyone you know. About 81% of all AirBNB revenue is generated by rentals owned by absentee operators, according to [a study by CBRE](#). This is NOT home sharing. It's a business moving in next door.

4. What's it like living next to an STR? Imagine taking a bar or pub, with all the lights, music and noise/parties and setting it in your neighbor's backyard. Add in an outdoor TV, BBQ pit and hot tub and/or pool, and you'll get the picture. Is every STR like this? No. However, since 75% of STRs are full home rentals, it's highly likely that if you live next to one, you'll have many of these issues. *See the attached for data on what it's like living next to one, with rotating out groups of 10-20+ vacationers/strangers every 2-3 days.* This was our experience, and many in GV had it much worse, and are still experiencing these same issues.

The question for all residents: do you want to live next to a STR vacation hotel? 80-90% say no.

I've only highlighted a few of the issues. More information on this issue can be found at <https://www.txneighborhoodcoalition.com/>

So why is this important for the upcoming Grapevine elections? Some have mentioned that this is solely in the hands of the court. While there is some merit to this statement, it shows a lack of understanding of the issue and the role of the Mayor and City Council.

We were extremely fortunate that Mayor Tate and the City Council took decisive action in 2018 to stop the explosive growth of STRs here before it got completely out of control, as has happened in dozens of other towns across Texas and around the country.

During the next term, the court will decide the STR court case(s) either for the city, against the city or somewhere in between. It will then be up to the Mayor and City Council on what to do next, and whether to continue the fight to protect the rights of residential neighborhoods or settle on terms favorable to absentee STR operators in Grapevine.

Furthermore, the Mayor and City Council have the power to amend or repeal an ordinance at any time, so citizens have every right to know where their leaders stand on this issue and seek assurances that they will **STRONGLY** defend the city's legal position and take no steps to repeal the current STR ordinance. **Any mayoral or city council candidate who says "STR's are not on the ballot" in this year's Grapevine city election does not understand the job he/she is running for.**

Concerns about Nick Kaufman statements on Grapevine city leadership

I was sent a link from Nick's recent appearance on the MidCities Democrats forum, and was concerned that several of his opening statements appeared to be skewed. In particular he stated that "Grapevine didn't even put a sign up asking people to shop local," "didn't do any social media posts" and "no messages from the Mayor." None of these rang true as I remember multiple messages from the Mayor and city and lots of advertising around 'Grapevine is open for business' campaign.

To get the facts, I went directly to the city and discovered: the city spent \$2.3M during COVID on marketing and advertising to attract visitors, 42,000+ mailers were sent out in three separate mailings to all city residents asking them to shop and buy local, there were multiple communications to businesses and to residents, they wisely used the time fixing streets and walkways to minimize business interruptions, etc. *You can see a summary of some of Grapevine's activities attached.*

So did Grapevine's leadership do nothing as Nick said? Actually quite the opposite. Seems the city did a lot to support the residents, the wider community and both small/large businesses and have positioned the Grapevine well to help its business partners win a big share of the dollars in the bounce back spending forecast for this spring and summer.

Here's a link to Nick's appearance on the MidCities Democrats forum, and his comments begin at about 23:20. <https://www.facebook.com/MidCitiesDemocrats/videos/130738658948744/>

Thank you.

Posts on Nick's Facebook site – I've included responses since he deleted most of these from his site

Nick FB post – part 1 – my post and his response

Are you being transparent with the Citizens of Grapevine?
One of your core platform messages has been transparency.
However:

At a Jan 9th meeting between you and several of us neighborhood coalition leaders you mentioned you were against Short Term Rentals in residential neighborhoods, while failing to disclose that you had been running an STR in a residential neighborhood in Coppell.

It also appears now that even though you knew the rules (as we discussed the Coppell STR ordinance in Jan), you've been running an unlawful/unregistered STR in Coppell.

How do you explain all of this?



Author

Nicholas Kaufman

Author

Nicholas Kaufman

First, I'd like to remind everyone that short term rentals are not on the ballot, they have already been banned by a unanimous decision from city council. There was a group of STR owners that then filed a lawsuit against the city and that case is now in the hands of the courts. The fate of STR is in their hands, not ours. There is nothing I or the current Mayor can do about that. At our meeting on January 9th I stated that I was specifically against party houses and STR Hotels in our neighborhoods. My position on that has never changed. As you may recall, I told you I do think that if a retired resident wants to rent out a room in their home to supplement their income that they should be able to. I believe in property rights and I also believe that our neighborhoods should be peaceful, but again this case is in the hands of a court, not us. We will implement the rulings of the court when they give us the final verdict.

I do have a house in Coppell that is a rental. It has been short term rented in the past and long term rented. We know that short term rentals are allowed in Coppell so this is not an issue. We were unaware that it was not registered with the city and the exact registration requirements and I take full responsibility for that. I have contacted the city and we are correcting the registration. I'm not perfect and never claim to be. I will make mistakes, but I will always admit it when I do and work quickly to correct them when they happen.

Nick FB post – part 2 – my post and his response

Thank you for the quick response to my first comment. I appreciate you acknowledging that you had been running an unregistered/unlawful STR in a Coppell residential neighborhood, but that you are now working to correct this with the City of Coppell. I'm still extremely disappointed that you were not upfront with our neighborhood leaders on the topic of STRs during the 9Jan meeting.

I would also ask you to re-think your position that 'STRs are not on the ballot' – for they most definitely are and will be something the next Mayor and City Council leader will have to deal with soon.

During the next term, the court will decide the STR court case(s) either for the city, against the city or somewhere in between. It will then be up to the Mayor and City Council on what to do next, and whether to continue the fight to protect the rights of residential neighborhoods or settle on terms favorable to absentee STR operators in Grapevine.

Furthermore, the Mayor and City Council have the power to amend or repeal an ordinance at any time, so citizens have every right to know where their leaders stand on this issue and seek assurances that

they will STRONGLY defend the city's legal position and take no steps to repeal the current STR ordinance.



Author

Nicholas Kaufman

Andrew, thank you for your question. We will wait until we see how the court rules. When they do we will then get together as a city and decide how to move forward. Many people and reports will be involved and this will entail a lot of discussion and a lot of people. I cannot speak for the future or what the council will do. I will say I personally will always fight to protect our neighborhoods and keep them peaceful. But we must first wait and see what the courts do, then we will all move forward as a community and do what's right for our residents.

1h Like Reply

Nick FB post – part 3 – my post and no response



Hi Nick, thank you for this post and I have a comment and a question:

Comment: The idea that 'STRs are completely in hands of courts' fails to recognize that judicial decisions are typically narrow in scope and that Mayor and City Council have significant latitude in how they implement decisions and next steps to take, plus they have the ability to amend ordinances at any time. So your views on STRs are extremely important as this will potentially be the biggest issue impacting Grapevine residents in the next couple of years.

Question: Since it appears you are for having STRs in our residential neighborhoods, how would you effectively regulate to protect neighborhoods and families' rights to peaceful and safe enjoyment of their homes, i.e., what model from another city would you use?

Thank you.

Nick Kaufman STR in Coppell residential neighborhood – Active since at least Oct 2020 Identified as unregistered/illegal STR - not in compliance with Coppell STR ordinance



\$150 avg/night
★★★★☆ 1 Review

Save
Share

Enter dates for accurate pricing

Check In Check Out

Guests

Request to Book

Free cancellation up to 60 days before check-in

Nicholas Kaufman
Ask owner a question

Property # 2030521

Overview Amenities Policies Reviews Map Owner Rates & Availability

Beautiful 3 Bdrm House in Upscale Neighborhood

- House
- Sleeps: 6
- Bedrooms: 3
- Bathrooms: 2
- Min Stay: 2 nights



Coppell, Texas, United States of America · 6.1 mi to Grapevine Center

Overview Amenities Policies Reviews Map Owner Rates & Availability

Map Owner Rates & Availability

Nice home and location near many great amenities

4/5 ★★★★★ Stayed Oct 2020

Candace W.
Booked on Vrbo

Nice home and location near many great amenities. Be sure to take your own face towels, they didn't provide any, which was fine, just know that you may have to provide your own.

Published Nov 16, 2020

Owner's Response:

I apologize about this Candace. We do provide face towels and I have covered this with our cleaning service to make sure they remember to put them out. Thank you for your feedback. We hope to host you again. :)

1-1 of 1

Rates & Availability

March 2021						
S	M	T	W	T	F	S
	1 \$250	2 \$250	3 \$250	4 \$250	5 \$250	6 \$250
7 \$250	8 \$250	9 \$250	10 \$250	11 \$250	12 \$250	13 \$250
14 \$250	15 \$250	16 \$250	17 \$250	18 \$250	19 \$250	20 \$250
21 \$250	22 \$250	23 \$250	24 \$250	25 \$250	26 \$250	27 \$250
28 \$250	29 \$250	30 \$250	31 \$250			

Additional information about rental

\$250 /night

Request to Book

SHORT TERM RENTALS (STRs): MYTHS vs FACTS

MYTH 1

STRs are 'mom-and-pops' trying to make house payments

FACTS

Only one-third of STRs are run by hosts with a single listing, one-third are run by investors with 25+ listings, one-third by investors with 2 - 25+ listings; (WSJ)¹
81% of Airbnb revenue from homes with absentee owners²

MYTH 2

STR companies (Airbnb, Expedia/HomeAway, etc.) prohibit party houses

FACTS

Party house complaints have soared 250% in 2020 – twenty-seven shootings between March and October (NY Times)³

MYTH 3

STRs are good for cities and The economy

FACTS

Costs of STRs outweigh benefits for city residents (EPI)⁴
STRs deplete housing stock and drive up costs (UEJ)⁵
STRs frequently fail to pay hotel taxes, siphoning off tax revenues cities would have received from hotel stays.

MYTH 4

City ordinances and codes can deal with the 'bad apple' STRs

FACTS

These efforts don't stop bad behavior. Most code enforcers don't work late nights on weekends, when most problems occur, and police already have their hands full. **Neighbors should not be responsible for policing and enforcement.**

MYTH 5

'Superhosts' primarily rent to families and closely vet their guests

FACTS

STRs do not require verified gov't ID and cannot guarantee users are who they claim to be, nor do they run criminal record or sex offender background checks (Airbnb IPO filing)⁶

MYTH 6

Neighbors and local communities appreciate STRs

FACTS

80%+ of residents do not want to live next to a short-term rental (WFAA)⁷
Increases in Airbnb listings lead to more violence in neighborhoods (Jan 2021 Research Report)⁸

MYTH 7

Courts side with STR private property rights

FACTS

Courts overwhelmingly side with cities and long-held zoning priorities, including US Supreme Court May 2020 ruling⁹

MYTH 8

I can do what I want with my private property

FACTS

When buying in a residential neighborhood, you are subject to local zoning ordinances that forbid certain activities incompatible with residential neighborhoods. **These laws protect you and other residents.**¹⁰

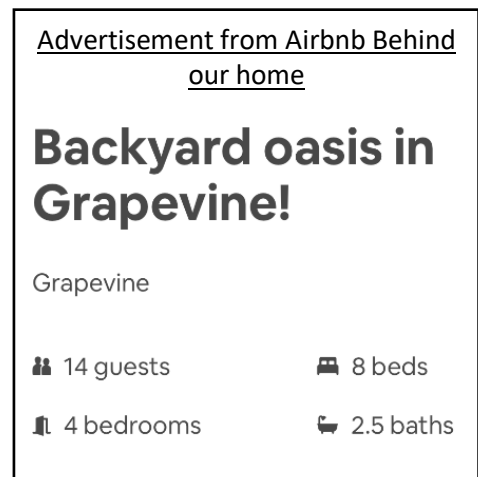
SHORT TERM RENTALS (STRs): MYTHS vs FACTS

Selected References:

- (1) [‘A Bargain With the Devil’ — Bill Comes Due for Overextended Airbnb Hosts](#) Entrepreneurs built mini-empires of short-term rental properties, borrowing against revenue that’s now vanishing under coronavirus lockdowns, Wall Street Journal, Apr 28, 2020
 - (2) [CBRE Report: “Hosts with Multiple Units – A Key driver of Airbnb Growth,”](#) 81% of Airbnb’s revenue nationwide comes from whole-unit rentals where the owner is not present.
 - (3) [Airbnb Fights Its ‘Party House Problem’](#) Noise. Damages. Safety questions. Airbnb is racing to address the risks posed by partying guests before it goes public. NY Times, Oct 27, 2020.
 - (4) [Evidence shows no compelling reason why local policymakers should keep the playing field tilted toward Airbnb.](#) Economic Policy Institute, January 30, 2019
 - (5) [Do short-term rental platforms affect housing markets?](#) Journal of Urban Economics, Sept 2020 and [Research: When Airbnb Listings in a City Increase, So Do Rent Prices,](#) Harvard Business Review, April 17, 2019
 - (6) We have no control over or ability to predict the actions of our users and other third parties, such as neighbors or invitees, either during the guest’s stay, experience, or otherwise, and therefore, we cannot guarantee the safety of our hosts, guests, and third parties. The actions of hosts, guests, and other third parties have resulted and can further result in fatalities, injuries, other bodily harm, fraud, invasion of privacy, property damage, discrimination, brand and reputational damage, which have created and could continue to create potential legal or other substantial liabilities for us. We do not verify the identity of all of our hosts and guests nor do we verify or screen third parties who may be present during a reservation made through our platform. Airbnb IPO filing with the SEC, November 16, 2020, at page 45.
 - (7) [WFAA TV poll shows 84% of residents in N. Texas do not want to live next to a short-term rental. Airbnb Suffered a Big Defeat in Jersey City,](#) over 70% of residents voted overwhelmingly in favor of stricter regulations on short-term rentals that will almost certainly shrink the number of Airbnb listings in New Jersey’s second-largest city. NY Times, Nov 5, 2019.
 - (8) [Airbnb and Neighborhood Crime: Northeastern University Research Report:](#) We find evidence that increases in Airbnb listings led to more violence in neighborhoods...prevalence of Airbnb listings erodes the natural ability of a neighborhood to prevent crime.
 - (9) [The US Supreme Court upheld a very detailed and comprehensive set of STR regulations adopted by the City of Santa Monica, refusing to even consider claims that those regulations somehow infringed on the STR owners federal constitutional rights.](#)
- [TX 14th Court of Appeals held Texas Property Code provides independent authority for HOA to adopt rules prohibiting short term rentals](#)
- [Austin Court of Appeals case upholds penalties against an STR operator which tried to use sham 30-day rentals to defeat Austin's STR regulations](#)
- (10) Real estate ownership carries with it a [complex set, or bundle, of rights](#) that homeowners assume when they buy in residential areas.

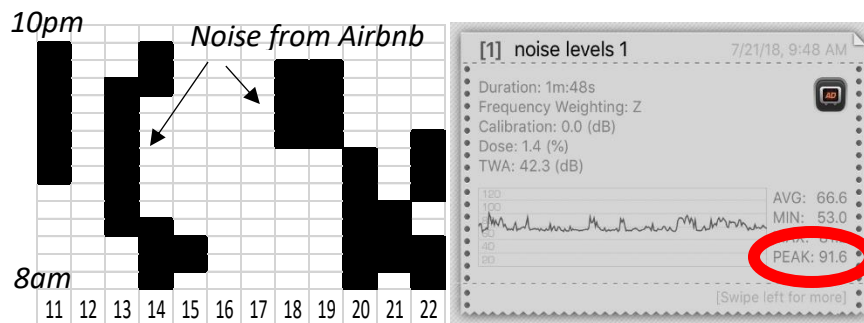
Our Story: "Imagine Living next to an Airbnb!"

- Quiet residential single family neighborhood
- 10-14 vacationers packed into 2300 ft² house
- Marketed as 'Outdoor Oasis' playground
- Pool, Lights and Party Deck
- New groups every 2-3 days
- Large outdoor events heard in your house
 - 20 ft from your back door
 - Morning/Noon/Night
 - 5-7 days/week



Constant Loud Noise

Sample actual noise data between: 8am-10pm, 12 days in July 2018



- Up to 9 hours per day
- Morning/Noon/night
- 10 out of 12 days
- 90dB+ measured in backyard
 - 60db normal voices
 - 90db power motor (25ft)
 - 100db jet takeoff (300m)

Security Concerns

- Large, unsupervised groups of transient vacationers in residential neighborhood with absentee owner; In 6 months: 500 vacationers in 2 block area of 400 residents
- 30-40 different individuals just outside your back fence each week; unsafe to let your kids play in the backyard
- Unknown criminal or sex offender backgrounds
- 0.2 miles from local elementary school



Homes not 'hotels' in residential neighborhoods
Please protect the 'sanctity of the homestead'

Excerpts from my middle school daughter's talk, at a Sept 2018 City Council meeting:

"I have a learning disability, dyslexia, as well as sleep issues and this Airbnb situation has been nothing but stressful on myself and my family.

In the afternoons after a long day at school a home should be a safe haven. This is not the case in my scenario.

Home has become a place where I do not feel safe nor am I able to focus on my studies due to the loud noise from the outdoor swim parties and activities occurring at the Airbnb. ...

I do not feel safe enough to swim in my own pool or go outside in my own backyard. This fear stems from the uncertainty of the Airbnb occupants, because we are not aware of their backgrounds nor criminal histories. They could easily come over our shared fence line which is why I no longer enjoy being outside.

Airbnb has ruined my families' summer. I haven't swam nearly as much as I usually do. ... Please help my family and many others like us escape this nightmare."

Text sent to Airbnb owner behind our home after another late night disruption, which she'd promised to keep from occurring

Tue, Jun 26, 12:49 PM

Hi [redacted]
You'd asked for specific examples and dates: last night your guests went out in your backyard at 10:30 and began talking/laughing/screaming (kids?) very loudly. This woke our daughter and it took 2 hrs to get back to sleep. You mentioned you had grown kids and so I'd ask you to remember when they were young and how events like this might have impacted your family. Thank you.

***Homes not 'hotels' in residential neighborhoods
Please protect the 'sanctity of the homestead'***

Support of Residents & Business During COVID-19: City of Grapevine

Highlights of initiatives taken by City of Grapevine team since the start of Covid-19:

Business Support & Economic Development

- Mailed three separate mailers (42,000+ pieces) to all Grapevine residents (14,000+ households) encouraging them to shop and dine local.
- Created a digital map on city website of area businesses with frequently updated hours and services and advertised in e-news, social media and websites.
- Economic Development and Convention and Visitors Bureau frequently placed calls to city businesses to monitor status and follow-up on needs
- Shared PPP loan info with businesses

Visitor and Tourism Promotion Efforts

- Television, print and social media (Facebook, Instagram, YouTube, etc.) marketing/advertising campaigns to attract visitors from across DFW to Grapevine totaling approximately \$2.3 million in ads since start of pandemic.
 - In addition to social media, campaign included Guidelive.com (Dallas Morning News entertainment site), Dallas Morning News/Guidelive (Third Party Facebook Posts), Dallas Observer (Third Party Facebook Posts), Fort Worth Weekly (Third Party Facebook Posts), TripAdvisor.com and TourTexas.com
- Accelerated work on Main Street repavement, new sidewalks and Main Street/Dallas intersection during shutdown to minimize business interruption.

CVB/Parks and Rec

- Programmed safe events throughout the pandemic to provide activities for residents and draw visitors to local businesses (Summer activities on Main Street, Fourth of July fireworks, fall concerts at Meadowmere Park, Carol of Lights, Reverse parade, Christmas Capital décor).

Active Adults

- Checked in on active adults daily and provided daily lunches: delivered 5,500 to date.
- Provided virtual programs for active adults.

Fire/Emergency Management

- Facilitated with State and County to provide personal protective equipment to businesses.
- Assisted with Hurst vaccine location.
- Set up Grapevine Cares hotline to answer Covid-related questions and fielded nearly 500 calls from residents and businesses.
- Put a Covid only ambulance into service in order to protect non-Covid patients and minimize transmission risk.
- Coordinated with GRACE and Chamber of Commerce; GRACE was part of city's Emergency Operation Center calls (and still is) to ensure that seniors were taken care of during the closure, e.g., coordinating the delivery of food between parks staff and GRACE.

- Put a paramedic in the dispatch center in order to triage calls and answer questions about Covid.
- Distributed Covid information to the community.

Library

- First library in the area to reopen to in-person traffic.
- Curated book “packets” based on interest while the Library was closed for pick up.
- Provided virtual story times and youth/adult activities throughout pandemic.