

Draft Minutes for the November 5, 2025, Planning Commission Regular Meeting

D) SUP25-367 Public hearing and recommendation to City Council, at the request of Daniel Morales, to rezone approximately 0.2 of an acre out of City Block 5044 Subdivision, South portion of Lot A, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with Special Use Permit to allow Short Term Rental of a residence), currently addressed at 215 Dittlinger Street. (Applicant/Owner: Daniel Morales; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A)

Amanda Mushinski introduced the aforementioned item.

Chair Sonier asked if there were any questions for staff.

Discussion followed on neighboring property owner responses, staff recommendation, zoning distinctions between C-3, C-O, and MUA, and SUP requirements for short-term rentals.

Chair Sonier invited the applicant to speak on the item.

The applicant did not speak at this time.

Discussion followed on zoning context, previous similar requests, existing short-term rentals, and potential restrictions on SUPs.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

Five individuals spoke in opposition of the item.

The applicant spoke in favor of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on residential character of the area, commercial zoning implications, staff recommendation, and compatibility with neighborhood use.

Motion by Commissioner Rudy, seconded by Vice-Chair Taylor, to recommend denial of the item to City Council. Motion carried unanimously (8-0-0).