

SUP22-216 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a bed and breakfast facility in the “R-2” Single and Two Family Residential District on 0.3992 acres, addressed at 842 and 854 W. Bridge Street. (Applicant/Owner: Yolanda E. Cuellar; Case Manager: Laure Middleton)

Mrs. Middleton presented and recommended approval as stated in the staff report.

Chair Edwards asked if there were any questions for staff.

Chair Edwards invited the applicant to speak.

Yolanda Cuellar, 854 W Bridge St, clarified which dwelling unit will be owner occupied and which was proposed as a bed & breakfast, elaborated on the history of rental on the property, and stated she had been operating as a bed & breakfast for 3 years and had been in compliance with hotel occupancy tax requirements.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Clarissa Desanto, 900 W Bridge St, spoke in opposition and expressed concerns for safety for young children in the neighborhood, narrow street width for emergency access, and the preservation of the neighborhood as single-family residential.

Collette Smith, 921 W Bridge St, spoke in opposition citing concerns in line with the previous speaker, and expressed concern regarding the potential for an increased number of rental homes in the area.

Holley Dagby, 955 W Mill, spoke in opposition citing concerns in line with previous speakers

Ross Kerne, 826 W Bridge St, spoke in favor stating he supported the continued use of the property as a bed & breakfast as the quality and professionalism of the operation had positively contributed to the overall quality of the neighborhood and that no complaints had been made in 3 years of operation. Mr. Kerne stated the owner-occupied nature of bed & breakfasts ensures effective screening of renters and helps maintain the balance between short term rentals and single-family neighborhoods. Mr. Kerne stated that long term renters in the neighborhood were more problematic and that the applicant was not a typical out-of-state investor looking to open a party house.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were further discussion or a motion.

Discussion followed clarifying the differences between bed & breakfasts and short-term rentals.

Motion by Commissioner Anderson-Vie, seconded by Commissioner Sonier, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow a bed and breakfast facility in the “R-2” Single- and Two-Family Residential District on 0.3992 acres, addressed at 842 and 854 W. Bridge Street. Motion carried (8-0-0).