

**Draft Minutes for the December 2, 2025, Planning Commission Regular Meeting**

F) SUP25-388 Public hearing and recommendation to City Council, at the request of Simms Samonte, on behalf of RBHP Texas, LLC, to rezone approximately 0.18 of an acre out of City Block 5103 Subdivision, West portion of Lot 23, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 160 East Klingemann Street. (Applicant: Simms Samonte; Owner: RBHP Texas, LLC; Case Manager: Mary Lovell, Senior Planner, MPA, AICP, CNU-A)

Commissioner Nolte recused himself from the meeting at 10:05pm.

Mary Lovell introduced the aforementioned item and recommended approval with the conditions listed in the staff report.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on the proposed site plan, and proximity of other properties with C-O zoning.

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

One individual representing 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 the appropriateness of the requested zoning, proximity to residential, and existing uses in the area.

Motion by Vice-Chair Taylor, seconded by Commissioner Allen, to recommend denial of the item to City Council. Motion carried (6-2-1) with Commissioner Allsup and Commissioner Schaefer in opposition, with Commissioner Nolte recused.