

Draft Minutes for the July 7, 2026, Planning Commission Regular Meeting

C) SUP26-206 Public Hearing and recommendation to City Council, requested by Miles Payne, on behalf of Samantha Richards, Executor of the Estate of John Will Turner, to rezone approximately 2 acres out of the City Block 3022, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for one residence with allowance for short term rental), currently addressed at 474 North Guenther Avenue.

Mary Lovell introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the access easement, responses received, the current allowance for short-term rentals, the closest short term rentals nearest, and railroad concerns.

Chair Sonier invited the applicant to speak on the item.

Miles Payne, applicant, elaborated on the request discussing the reason for the special use permit, and the easement.

Discussion followed on the construction plans, and emergency access.

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

2 individuals spoke in favor of the item.

0 individuals spoke in opposition 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 requirement for super-majority for City Council as well as access.

Motion by Henry, seconded by Nolte to approve the item with staff recommendations.

Motion carries (5-2-0).

Opposed:

Allen, and Taylor

Absent:

Allsup, and Rudy