

Draft Minutes for the June 3, 2025, Planning Commission Regular Meeting

- B) SUP25-140 Public hearing and recommendation to City Council to rezone approximately 0.6 acres out of the Frank Real Subdivision, Block 1, Lot 2, from R-2 SUP (Single Family and Two-Family District with a Special Use Permit to allow Short Term Rental) to R-3L SUP (Multifamily Low-Density District with a Special Use permit to allow multiple dwelling units with alternative design standards), currently addressed at 846 Ewelling Ln. (Applicant: Killen, Griffin & Farrimond, PLLC; Owner: Julianna Schuneman; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A)**

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Brief discussion followed on a recently approved special use permit on an adjacent property, the proposed unit density and conceptual site plan for the project, the type of special use permit requested, the proposed use of the property, and staff's recommendation.

Chair Sonier invited the applicant to speak on the item.

James Griffon elaborated on the intent of the request, the projects relation to adjacent property, the proposed site configuration, existing conditions of the subject property, neighboring uses, the conceptual design of the project, and development standards proposed under the requested special use permit.

Discussion followed on the scope of the request, overall unit density, traffic concerns, parking requirements,

Wes Peoples elaborated further on the request, discussing the proposed design of the project, and addressed the Commission's concerns for traffic and parking requirements.

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

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or a motion.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried (6-1-0) with Commissioner Taylor in opposition.