

Draft Minutes for the April 2, 2019 Planning Commission Regular Meeting

PZ-19-004 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family residence in the "C-2" General Business District, addressed at 352 W. Mill Street.

(Applicant: Leslie Lammers and Tom Tumlinson; Case Manager: M. Simmont)

Mr. Simmont summarized the request and stated Staff recommended approval with the following conditions:

1. The applicant will complete construction of the proposed paved driveway and parking areas.
2. The residential character of the property must be maintained.
3. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Chair Edwards invited the applicant to speak.

Leslie Lammers and Tom Tumlinson, 480 W. Mill Street, stated they were the applicants. Ms. Lammers stated they were currently operating two short-term rentals in New Braunfels and they lived close to the subject property which would allow oversight of the rental.

Commissioner Meyer asked the applicants if they would agree with reducing the maximum occupancy.

Discussion followed regarding the provided floor plan and occupancy standards.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Tubb, to close the public hearing. Motion carried (8-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family residence in the "C-2" General Business District, addressed at 352 W. Mill Street, with Staff recommendations.

Commissioner Laskowski expressed concerns regarding the maximum occupancy, citing the lack of common area in the home. He stated he believed the maximum occupancy should be limited to eight adults.

Commissioner Sonier amended his original motion to restrict the maximum occupancy to eight adults.

Discussion followed.

The motion failed (2-6-0) with Chair Edwards, Vice Chair Reaves, Commissioner Gibson, Commissioner Meyer, Commissioner Nolte, and Commissioner Tubb in opposition.

Motion by Commissioner Sonier, seconded by Commissioner Nolte, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family residence in the "C-2" General Business District, addressed at 352 W. Mill Street, with Staff recommendations. Motion carried (6-2-0) with Commissioner Laskowski and Commissioner Gibson in opposition.