

Draft Minutes for the September 8, 2021 Planning Commission Regular Meeting

H) SUP21-305 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the “C-1” Local Business District, addressed at 1370 Church Hill Drive. Applicant: Justin Ball, Heritage Society of New Braunfels; Case Manager: Matthew Simmont.

Mr. Simmont presented.

Vice Chair Laskowski asked for clarification on the bedroom on the site plan.

Discussion followed regarding the intent of defining bedrooms in the short term rental ordinance.

Chair Edwards asked for clarification on the square foot area of the building.

Mr. Simmont stated approximately 400 square feet.

Commissioner Sonier stated he believed the occupancy should be restricted to two occupants.

Commissioner Tubb asked for clarification on the age of occupants, as defined in the zoning code.

Mrs. Snell clarified an occupant is any person over the age of three years old.

Chair Edwards invited the applicant to speak.

No one spoke.

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

William Rogers, 16 La Mesa Drive, expressed concerns regarding fire-rating of the building and allowing dwelling in buildings similar to the subject structure.

Mrs. Snell clarified the apartment portion of the subject structure is existing.

Justin Ball, 1425 Church Hill drive, stated he was the applicant. Mr. Ball described the intent of the request and provided a brief history of the subject structure. Mr. Ball stated he would be willing to limit the maximum occupancy to two guests. Mr. Ball further described the intent of the request and his desire to promote sustainability of existing improvements on the property.

Commissioner Sonier asked for clarification on the existing electronic gate installed on the property.

Mr. Ball stated the guests would receive a remote to open the electronic gate and gain access to the property.

Chair Edwards closed the public hearing.

Discussion followed regarding the proposed occupancy.

Motion by Commissioner Sonier, seconded by Vice Chair Laskowski, to recommend approval to City Council of the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family dwelling in the “C-1” Local Business District, addressed at 1370 Church Hill Drive with staff recommendations and a condition of approval to limit the maximum occupancy to two occupants. Motion carried (8-0-0).