

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of March 6, 2025**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow A Short-Term Rental** On An Approximately 0.25-Acre Lot Zoned (SF-7/14) Single-Family Residential District And Located At 2017 Sam Houston Boulevard; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2025-002 2017 Sam Houston Boulevard Short-Term Rental.** Case Coordinator: Michael McCauley.

Michael McCauley presented this item. He advised this is a request for a Special Use Permit for a short-term rental. He provided a floor plan, a locator zoning map, and an aerial photo of the neighborhood. He said that this is the second STR in the neighborhood. He noted there was one police call for service for a minor disturbance on June 24, 2024. Staff is recommending approval with stipulations.

Applicants Philip and Angela Hagne, 1125 Lake Carol Ln, Lewisville spoke. They advised the home and yard have been remodeled. They provide maintenance on the property and have a lawn service and cleaning service. There are cameras at the front and rear. Prior to 2015 it was a long-term rental.

Chair Windrow opened the public hearing. He advised six cards in opposition and one in favor have been submitted.

Speaking in opposition:

- Patty Peterson, 2031 Sam Houston Circle
- Maria Medrano, 2015 Sam Houston Circle

Cards with names of those opposed but did not wish to speak:

- Jorge Luis Lopez 2015 Sam Houston Circle
- C.S. Bynum, 2023 Sam Houston Circle

The applicants offered closing remarks in response to the public comments. They stated that they welcome the neighbors to contact them should there be any issues with the tenants. It was noted that the property is monitored daily.

Commissioner Kramer asked what the minimum night stay is. The applicant responded three days/two nights. Most stays are approximately one week.

Commissioner Doyle inquired whether they were notified by the neighbor who had observed weapons inside a tenant's vehicle. The applicant advised they were not aware of the weapons.

Commissioner Overholt inquired how many people would be allowed to stay. The applicant responded eight.

Chair Windrow asked staff what the recourse is for neighbors who are aware of code violations. Mr. McCauley advised that if complaints are registered and convictions made, the result could be the SUP may be revoked. Brian Passwaters added if there are two convictions in one year, the Property Standards Board could revoke the owner's lodging license, then the SUP would come back to the Commission and Council for possible revocation.

*** Commissioner Foster moved to close the public hearing and approve Case No. PLSUP 2025-002 2017 Sam Houston Boulevard Short-Term Rental with stipulations; second by Commissioner Hermon. The motion failed with a tie vote of 4-4. (Voting in favor: Windrow, Doyle, Powell, Hermon; voting in opposition: Overholt, Foster, Martin, Kramer; Yarbrough absent).**

Chair Windrow advised the applicant has 10 days to appeal to the City Council.