

**Excerpt From Draft Minutes  
Planning & Zoning Commission  
Meeting of May 2, 2024**

Hold A Public Hearing To Consider An Ordinance Amending The Zoning To **Establish A Special Use Permit To Allow Short-Term Rental** On An Approximately 9,100 Square-Foot Lot Zoned PD-169 For The (SF-12/20) Single-Family Residential District And Located At 1829 East Belt Line Road And Approximately 300 Feet West Of Josey Lane; Amending The Official Zoning Map Accordingly. **Case No. PLSUP 2024-008 1829 East Belt Line Road Short-Term Rental.** Case Coordinator: Michael McCauley.

Senior Planner Michael McCauley presented this item. He advised this is a Special Use Permit request to allow a single-story, single-family residence to be used as a short-term rental. He advised that the house has three bedrooms and is approximately 1,364 square feet. He stated it has a front entry garage and has no rear access from the alley. An aerial photo of the site was provided. Two public comment cards were received. Staff is recommending approval with stipulations.

Chair Windrow asked if there is an applicant present who would like to speak.

Mr. McCauley advised that the applicant, Zoraya M. Moran, is currently out of state and unable to be present, however her daughter, Nicole Moran, is present to answer questions.

Commissioner Overholt inquired as to the condition of the home. Ms. Moran responded it is in perfect condition and ready to occupy.

Commissioner Doyle inquired how the property will be marketed. Ms. Moran responded that it will be marketed through Airbnb.

Chair Windrow opened the public hearing. There were no speakers. He advised that two public comment cards in opposition were received.

Commissioner Overholt stated that during a previous meeting he spoke in favor of short-term rentals. He said that he does believe the affected neighborhood should have input into the matter. He advised that he will be voting against this item.

Commissioner Foster stated she supports this item because the location is close to downtown where there is less residential in the area.

Chair Windrow opened the floor for discussion or a motion.

**\* Commissioner Foster moved to close the public hearing and approve Item 4, PLSUP 2024-008 1829 E. Belt Line Road Short-Term Rental with staff stipulations. Commissioner Powell seconded the motion. The motion was approved with a vote of 4-3, (Windrow, Powell,**

*Foster, and Doyle in favor, Overholt, Kramer, and Hermon opposed, Yarborough and Martin absent).*