

Planning Commission Work Session
Minutes - May 22, 2023

1. Call to Order: Chairman Edwards called the meeting to order at 5:30pm.
2. Roll Call: Chairman Edwards; Commissioners Butler, Ross, Moody, Jefferson and Guidry were present. Commissioner Mehserle was absent.

Staff: Bryan Wood – Community Development Director, Chad McMurrian – Engineering Services Manager, and Christine Sewell – Recording Clerk

3. Invocation- was given by Commissioner Jefferson
4. Citizens with Input- Dianna McConnell 1300 Swift Street, on short term rentals would like to see a distance of 1200 ft: not the proposed 500ft. Ms. Teresa Clubb 1110 Third Street – would like for a limitation on the number of those allowed. Ms. Cathy Lancaster 1301 Swift Street; - would like to see a limitation and more distance.
5. New Business
 - Capital Improvement Projects Update – Mr. McMurrian provided project updates which included: Perry Parkway sewer expansion is in the design phase. Perry Branch – Duncan Ave & Masee Lane delays have pushed project to be completed in July. Hwy 127 widening should be completed by the end of June and new traffic light will be installed at the intersection of Kings Chapel and Houston Lake. The city is working on regional detention pond bids. Perry East water treatment plant is in the design phase. Extending services for Jack Links. The airport has runway rehab and extension plans, along with new hangers in progress. LMIG for the year has been completed and provided a sidewalk update.
 - Short-term Rental regulations draft – Mr. Wood in follow up to last work session and the guidance provided, along with staff research and consulting with the city attorney, which also included review of Arlington Texas ordinance that covered a lot of what the city is currently facing, provided a draft of the proposed ordinance. Mr. Wood showed a map of the currently approved AirBnb's and recommended distance requirements in lieu of a specific number for an area. Mr. Wood then proceeded to review each of the procedures, standards, conditions of approval, effect, expiration, renewal, and revocation. Mr. Wood noted a special exception still had to be filed and approved before the permit issuance. Also added was an appeals process that was not just for short term rentals. Mr. Wood reviewed the details of the application process which included the designation of a local contact, proof of insurance, hotel occupancy tax requirement, separation, parking and number of occupants.

Mr. Wood showed the buffer of various areas of 500ft , 1000ft, and 1250ft; it was noted with 1250ft only one short term rental would be allowed. In reviewing various areas, it was the consensus of the Commission to have a buffer of 1000 feet. The Commission also concurred to remove allowing parking of RV's, trailers, etc.

6. Other Business - None

7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:35pm.