

Minutes Planning Commission Work Session Agenda
Minutes - January 26, 2026

1. Call to Order: Chairman Mehserle called the meeting to order at 6:00pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Shelton, Ross, and Wharton were present.

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests – Chad Bryant – Bryant Engineering and Lindsay Bryant – The Loudermilk Group

3. Citizens with Input – None
4. Guests – Mayor Walker and Robert Smith – City Manager – Mayor Walker thanked all for their continued service and reviewed Council’s current and upcoming goals and objectives.
5. Old Business
 - a. Follow-up discussion of amendments to Short-Term Rentals
 - Distance to schools and Length of Stay

Ms. Carson advised through monitoring had (22) listings since October, ten of which increased their stay time, four anticipated special exception applications, with two already filed. Ms. Carson provided a map of three area schools with the 1000ft. buffer; in research have found no other cities that have this. Commissioner Guidry felt regulations should be at a higher intensity. Commissioner Shelton felt a buffer should be incorporated around schools to preserve the integrity of the area; Ms. Carson advised with the proposed buffer it would be. Mr. Duffy advised if pursuing would consult with the city attorney. On conclusion staff was requested to provide additional information which included: map of all schools with proposed buffer, number of police instances, limits if capped, and request for police to speak in STR’s , and any crime data.

6. New Business
 - a. Discussion of proposed text amendment for non-residential district sign standards

Mr. Duffy read the proposed amendment, which addresses multiple tenants, which currently is not addressed. Chairman Mehserle asked if there was a unified building identification regulation; Mr. Duffy advised there was not. Commissioner Wharton asked about the sign size; Mr. Duffy advised it would be determined by wall size. Ms. Bryant advised for their building at 1325 Washington Street, there are ten tenant spaces, each would have their own sign. Commissioner Hayes inquired about the number of tenants; Mr. Duffy advised would be for three or more. On conclusion of discussion staff was requested to update with the additional information discussed which included: definition of multi-tenant, unified building identification sign, and update and bring back for further discussion.

7. Chairman Item(s)
 - a. Density requirements – Chairman Mehserle postponed to a later meeting

8. Other Business – None

- Review items for February 9, 2026, informational/public hearings – No applications filed
- Update on City Council zoning decisions – Ms. Carson provided an updated.

9. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:00pm.