

2025-9-R requested by Edith E. Perez Zapata for a change of zoning from R-1M to R-1A(M) on Lot 16, Block 1, Lone Star Park Subdivision, between 116 and 118 Louis the First Street, Luling. Council District 2.

Mr. Welker – the department recommends approval for this request finding it meets each of the three zoning criteria. The future land use designation here is low to moderate residential which recommends the R-1A(M) zoning district as one of its recommended zoning districts. We also find it does not meet the definition of a spot zone. While it might give the appearance of a spot zone because it would bring R-1A(M) zoning onto just this whole lot in this area. The definition says, does it give to a single lot or a small area privileges not extended to other land in the vicinity and which is not done in furtherance of the comprehensive plan in this instance, it's, this spot is unique in that it is on two sides. It basically is adjacent to an old manufactured home park and it is you know it has manufactured homes to the rear, to the side and then a grouping of them heading towards River Road. There's also a few sprinkled in throughout the neighborhood, there's not many but there are there. So, it would not be getting any special privileges not extended to other properties in the vicinity. So, it meets the first guideline whether or not the land use pattern or character has changed to where the existing zoning is unreasonable. This is nearly a textbook example of existing zoning being unreasonable. R-1M is a very specific zoning district for manufactured and RV parks so large sites, one single site where you have multiple units, you know, we know what they look like and in this case it's a single lot that is owned separately from the rest of the R-1M zoned property that is the manufactured home park. So, it literally can't be developed, that part that zoning does not permit a single unit on a single lot, it for a larger site. So, in this instance the rezoning would address an issue with basically not being able to permit anything on this site and the R-1A(M) wouldn't not be unreasonable given what's in the surrounding area. Then on criteria three, whether or not the permitted uses are compatible or incompatible with the surrounding neighborhood, the R-1A(M) zoning district permits either site built single family homes or manufactured homes. This would not be incompatible with the surrounding area. There's a site-built home on one side as we mentioned, there's the manufactured homes that are in the park space adjacent to it. So, there would not be an issue of compatibility by being able to permit a single mobile home on this lot if the rezoning is approved. So, we do recommend approval based on meeting all three guidelines.

Applicant – Edith Perez Zapata 103 Louis the First St. Luling. In the current zone I really can't do nothing with it. I'm stuck with an empty lot right now and in the proposed zone I'll be able to put a mobile home and be useful.

The public hearing is open.

Richard Whitney 14471 River Road – I own the 11 lots that are adjacent to this property and I support what she wants to do, mobile homes on the 11 lots that are there, and I welcome whatever she wants to do. No objection.

The public hearing is closed.

Commissioner Keen made a motion to approve, seconded by Commissioner Price.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, JAY  
NAYS: NONE  
ABSENT: KEEN  
PASSED

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