

2025-11-R requested by Calvin Preston for a change of zoning from R-1A(M) to R-2 on Lot 52, Block E, Oak Ridge Park Subdivision, 1103 Paul Frederick Drive, Luling. Council District 1.

Mr. Welker – for a rezoning, the request must meet two or three guidelines in order for the department to recommend approval. We found this request meets the first and third guidelines and do recommend approval. This request is in the same area that we've seen a few days before, including recently. I think maybe even last meeting or last two meetings where it's a request from R1AM to R2 on Paul Frederick. The request meets the first guideline, whether or not it conforms to the future land use map or as a spot zone. The designation here is town center, which includes the R2 zoning district, that's one of its suggested zoning districts. It also works toward meeting the Paul Maillard overlay district, so it kind of goes hand in hand with that. It's not a spot zone. I said we've had a few of these and approved a few of these over the past few months, including a row of four or five lots across the street and then one that's just a couple of lots down on the same side of the street. We wouldn't consider spot zone as there's now growing R2 in the area. That doesn't meet the second guideline. There's still reasonable use of the property under current zoning, which is R1AM which permits site built houses in addition to manufactured homes. There's a manufactured home on the site, I believe right now there's nothing really preventing the use of that, but we don't find it meets criteria three, whether or not the change of zoning will be incompatible with the existing neighborhood character. This stretch of Paul Frederick consists of site-built houses along with manufactured homes. The type of development permitted in R2 while it does permit a two family dwelling, its characteristics are kind of similar to R1A site built home zoning, which site construction, same type of setbacks, parking requirements and whatnot. There's really not much a departure compared to what can be permitted there now. We found it meets the first and third criteria and the department recommends approval.

Deborah Preston 1019 Gassen St. speaking on behalf of Calvin Preston. The mic was not on, therefore we do not have her statement.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Folse made a motion to approve, seconded by Commissioner Frangella.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, KEEN

NAYS: NONE

ABSENT: NONE

PASSED
