

Mr. Gibbs: Next item on the agenda is PZR-2014-14 requested by Deborah & Robert Kinler for a change in zoning classification from CR-1 to R-3 at lot 102 and the adjacent 20.65' portion of lot 103 of Lakewood West Subdivision, (133 Lakewood Drive) Luling. Council District 7. Mr. Romano.

Mr. Romano: Thank you Mr. Gibbs. This is a request to rezone a vacant lot from CR-1 to R-3. The site abuts R-3 uses on its south side and there are two apartment complexes on the US 90 side. Furthermore, the land to the rear is zoned R-3. Based on these facts, there are no land use incompatibilities. The resulting use would not encroach the single-family residential uses as these are south of the existing R-3 structures and the proposed rezoned site is further northward. There is also a significant gap between demand for and the availability of townhome units. Thus, approving this request would add a few more units to the housing stock. Therefore, this **application meets all of the standards of the third test.**

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZR-2014-14 anyone in the audience care to speak in favor or against? Is the applicant here?

My name is Robert Kinler, my wife didn't make it tonight.

Mr. Gibbs: Can we get your address real quick too please for the record.

Mr. Kinler: We live in Fairhope, AL, 24 Quail Loop.

Mr. Gibbs: Mr. Kinler this to me seems very cut and dry and I'd like to see the applicant before we do any voting on it so it's pretty much the formality. Obviously you guys moved right?

Mr. Kinler: Yes. We bought the land in 1992, 101 and 102, originally it was zoned R-3, we changed the zoning to CR-1 thinking that we may add on to our building so we have 2 units there, now there's a barber is renting part of it, but this is a separate lot. We have a potential buyer.

Mr. Gibbs: Any questions for Mr. Kinler? Wish you luck and thank you. This is a public hearing for PZR-2014-14 is there anyone in the audience care to speak in favor or against? Seeing none, cast your votes please.

YEAS: Loupe, Gibbs, Foster, Booth, Frangella

NAYS: None

ABSENT: Pierre, Galliano

Mr. Gibbs: And that's unanimous. Mr. Kinler this is going to have to go the Council on October 20th same venue. Thank you.
