

Commissioner Frangella: 2021-13-R requested by St. Charles Plaza Partners for a change of zoning from C-2 to C-3 on 1.4 acres, Lot A-1-A-1A, St. Charles Plaza, 12727 Highway 90, Luling. Council District 7.

Mr. Welker: The applicant requests a change of zoning from C-2, General Commercial-Retail Sales to C-3, Highway Commercial-Wholesale and Retail Sales on Lot A-1-A-1A, Luling. This is a companion application to minor subdivision 2021-13-MIN, which proposes to divide Lots A-1-A-1A into six (6) lots. The C-3 zoning proposed as part of this request would be located on the lot designated A-1-A-6A. The request meets the first and third rezoning criteria. We found that it would meet the Future Land Use Map designation of commercial and would not be a spot zone as it expands on existing C-3 zoning that is also located within St. Charles Plaza. We also found that would meet a 3<sup>rd</sup> rezoning criteria as the uses permitted in the C-3 zoning district wouldn't conflict all that much with what's permitted in the C-2 zoning district and would not really overburden public facilities any more than its used as well. The department recommends approval.

Commissioner Frangella: Is the applicant present and wish to speak?

Joey Murray with Murray Architects again this is a companion application to the resubdivision that we had just spoke about. The St. Charles Plaza, this particular area on the land has been used historically for truck storage and it's been used for storage of materials to be delivered. Over the years it's been used by several different clients. We have a current client who is using it for what it's been used for over the past many years, it has an existing building on site that they use and we learned that the particular use requires C-3 zoning so we wanted to correct that and come to you and say that this is something that requires a C-3 zoning. So we've come to you and ask that you approve it. Thank you.

Commissioner Frangella: Thank you. Alright open public hearing for 2021-13-R anyone here to speak for or against? Is there anyone here to speak for or against? Seeing none close public hearing for 2021-13-R. Any questions or comments from the Commissioners? Cast your vote.

YEAS: Ross, Petit, Keen, Frangella, Galliano

NAYS: None

ABSENT: Schexnaydre, Dunn

Commissioner Frangella: That passes unanimously

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