

Commissioner Booth: Next item on the agenda PZSPU-2018-06 requested by Patrick O'Malley for a special permit for a multi-family use in a C-2 zoning district, 201 Milling Ave., Luling. Zoning District C-2. Council District 2. Yes sir.

Mr. Welker: The applicant inquired about converting an existing commercial suite into 2 new apartment units in the existing larger apartment building. Multi-family residential units are permitted in the C-2 zoning district by special permit requiring both Commission and Council approval. The building has been used for 6 apartments and one commercial suite for decades. The department has no record of a special permit for this property so it is a legal non-conforming use. In order to expand the use, increase the intensity, a special permit is required. Often a special use to allow expansion of a non-conforming use does not require site improvements, however, this application has brought several minor site deficiencies:

- First the building is constructed over 3 separate lots; a subdivision to combine the lots will bring the site into compliance with regards to the required yards and building setbacks. This can be done through an administrative subdivision.
- Second the site does not have a reduced pressure back flow assembly. This is now a requirement for new multi-family developments and has been requested by the Director of the Department of Wastewater and this will be handled at the permitting stage.
- Finally, 8 dwelling units require 20 parking spaces. The current parking area at the site can only accommodate 16 parking stalls. The applicant has been advised of these deficiencies and has indicated the site will comply with all requirements and they can all be pretty much addressed in the permitting stage.

The request does meet the majority of the evaluation criteria. The use is compatible with the Comprehensive Plan and with other uses in the area. A multi-family building is not likely to impact the area more than other uses that can be permitted in a C-2 zoning district. The department recommends approval with the stipulation that the department can approve the location of additional parking at the permitting stage.

Commissioner Booth: Thank you. Public hearing for PZSPU-2018-06 Patrick O'Malley for special permit for multi-family use in the C-2 zoning district, 201 Milling Avenue, Luling. Anyone here to speak for or against this particular issue? Seeing none. I guess the public hearing is closed. Any questions or comments? Alright, we'll cast our vote, if it's approved there's a stipulation that the department can approve the location of additional parking at the permitting stage. Cast your vote.

YEAS: Gordon, Granier, Richard, Booth, Frangella, Galliano
NAYS: None
ABSENT: Petit

Commissioner Booth: Commissioner Booth: It's unanimous with Gordon, Granier, Richard, Booth, Frangella, Galliano voting positively for this one.