

Commissioner Frangella: Next up on the agenda 2019-18-SPU requested by Timothy A. Kozel for an accessory dwelling unit at 368 Davis Dr., Luling. Zoning District R-1A. Council District 2.

Ms. Stein: Mr. Chair this is a result from a complaint from code enforcement that code enforcement received in October about an apartment over top of a garage. They investigated, they found that there was in fact a dwelling unit, it appeared to have been built years ago and may or may not have been in use. The dwelling unit would meet all of the criteria required for an accessory dwelling unit. At the time that we think it was built, around 2001, we didn't have any provisions to allow an apartment on a single family property so this would be a remedy. We've talked extensively with the applicant, the property is currently 2 lots, in order to comply completely the lots have to be combined into 1 lot with the primary structure and the apartment on the same lot. So we do recommend approval contingent upon a resubdivision of the lots into 1. We have received some calls from the neighborhood so we expect there to be some people here to talk to the case.

Commissioner Frangella: Is the applicant present? State your name and address for the record please.

Timothy A. Kozel, 368 Davis Drive, Luling.

Commissioner Frangella: Anything to add?

Mr. Kozel: No I'm good.

Commissioner Frangella: Ok, thank you. Alright we're going to open public hearing for 2019-18-SPU, anyone here to speak for or against? Seeing none close public hearing for 2019-18-SPU. Any questions or comments?

Commissioner Galliano: We're voting on this and they have to make it into 1 lot.

Commissioner Frangella: Yes. We're voting on this approval with the condition that it will be reformatted into 1 lot, correct?

Ms. Stein: Yes we can require them to complete the resubdivision in order to approve it.

Commissioner Granier: I make a motion that we approve it contingent on making it into 1 lot.

Commissioner Frangella: We vote on the motion that it be resubdivided into 1 lot to ensure the ADU design requirements are met. So can we just vote on that in the stipulation? Withdraw your motion.

Commission Granier: Withdrawn.

Ms. Stein: Do you have a motion to vote on the request with the stipulation that it be resubdivided?

Commissioner Frangella: Yes

Ms. Stein: We can enforce that, yes.

Commissioner Frangella: Cast your vote.

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

Commissioner Frangella: That passes unanimously and will need a Council resolution