

2026-9-R requested by PDJ Enterprises, LLC for a change of zoning from R-1A(M) to C-3 on Lot 9A, St. Gertrude Catholic Church Campus, 17302 LA 631, Des Allemands. Council District 4.

Mr. Albert – thank you Mr. Chairman. The applicant is requesting to rezone this property again from single family residential with manufactured homes to highway commercial. The department found that it meets two out of the three review criteria and the department recommends approval.

Applicant – Louis Authement 13919 River Road Ste. 300, speaking on behalf of the applicant, stated his case. This is an application for rezoning the property directly across the street of Hwy. 631 is zoned C-3, the property immediately adjacent to this property is zoned M-1. So, back to the statement earlier that this went from sacred property to shuttered property because of Hurricane Ida. This is yet another attempt to put the property in a position to be functional, productive and contribute back to the community. So, we would appreciate any support you could contribute and I’m here to answer any questions you may have. Thank you.

The public hearing was opened.

Niki Breckmeyer 17311 Hwy 631 Des Allemands directly across the street, from St. Gertrude. I am the C-3 property, I’m a residential property as are the majority of the properties on that road. From the bank to the Bayou is residential, we also have a couple here tonight that’s planning on trying to change their zoning from C-3 to residential on the same side. When highway 90 was built behind us there were no rezoning in the area, but there are no longer businesses there. I’m not opposed to a business but I’m opposed to a C-3 zoning, there are lesser zonings that would not affect us like a C-3.

The public hearing was closed.

Commissioner Keen made a motion, seconded by Commissioner Price.

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

NAYS: NONE

ABSENT: NONE

PASSED
