

Commissioner Frangella: First up is 2019-18-R requested by Myron & Triniece Boyd for a change in zoning classification C-1 to R-2 on Lots 2 & 3, Block F, Oak Ridge Park Subdivision 1205 & 1207 Paul Frederick Dr., Luling. Council District 7.

Mr. Welker: This is a rezoning request to change the zoning from C-1 Commercial to R-2 Two family residential on the subject property. The request meets the 3rd guideline for rezoning. The neighborhood character has mostly been dominated by mobile homes at higher densities than what you would typically expect for most residential neighborhoods. The duplexes are a higher density than your typical single family but it would fit along with the density along this stretch of Paul Frederick and we also feel that duplexes can be developed in the current zoning with a special permit but changing the zoning so it could be permitted by right would make it easier just to develop, there are very few straight requirements that you have to meet when you're permitted by right, special permits allow a lot of subjectivity, time lines and a lot of other things that people don't necessarily like to have over them so the straight R-2 zoning permitting it by right would just make it easier to develop and we feel like this type of development is good adjacent to Paul Maillard Road where we want to see business come and we feel this is the type of development that would help spur that. The department does recommend approval based on meeting the 3rd guideline for rezoning.

Commissioner Frangella: Is the applicant present?

(From the audience): Yes sir.

Commissioner Frangella: Would you care to step forward and say anything?

I'm Myron Boyd, this is my wife Triniece Davis Boyd

Commissioner Frangella: Can you state your address?

Mr. Boyd: 312 Allie Lane, Luling. Just like Mr. Chris was saying we definitely want to co-labor with you guys with the revitalization of Paul Maillard. When we thought about doing this project, I looked into the word revitalization, meaning revive, re-energize, reinvigorate. So dealing in this area, Paul Frederick Street, has been run down and it's just right next to Paul Maillard, so we thought let's revive but not only just the area, but also changing the mindset of the people and getting them from out of these trailers and getting them into a duplex and this is just not any duplex, it's 3 bedrooms, 2 bathrooms, single family home. Altogether reviving, co-laboring with what yall are doing with Paul Maillard, that's all.

Commissioner Frangella: We're going to open the public hearing for 2019-18-R, anyone here to speak for or against? Seeing none, close the public hearing for 2019-18-R. Any questions from the Commission? Call for a vote.

Mr. Welker: Just wanted you to know that we did receive 2 letters from adjacent property owners expressing their support for this, one from Mr. Lloyd Frickey who owns adjacent property and another from Mr. Don Paul Landry who owns adjacent property and I believe has an adjacent business as well and they do support this.

Commissioner Frangella: Thank you

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

Commissioner Frangella: That passes unanimously. It will be forwarded to the Council for November 4th.
