

**PZR-2016-01** requested by Tawanda & David Thomas for a change in zoning classification from R-1A(M) to R-2 at 231 Magnolia Ridge Road, Boutte. Council District 4.

Marny Stein read the report recommending approval.

David Thomas, 579 Cypress Dr., Luling stated that they had a non-conforming mobile home and will be replacing with a duplex.

Tawanda Thomas, 579 Cypress, Dr., Luling stated that the trailer was there when they purchased the property and now they are trying to improve the neighborhood.

Katie Thorne, 240 Kennedy St., Ama stated that she owns a trailer next door and her son lives there. She also that if you put a 2 apartment house there it's going to be rough and that she is in objection.

Andrea Dorsey, 230 Magnolia Ridge Road, Boutte stated that she lives across the street. She built a house and her greatest concern is that the rental property will decrease her property value. She stated that the landlord (David Thomas) apologized for the condition of the trailer and the property.

Tawanda Thomas, 579 Cypress Drive, Luling stated that her husband if from the neighborhood and they lived there when they were first married. The area has a lot of trailers and the whole area will be brought up with what we're planning to do.

Katie Thorne, 240 Kennedy Street, Ama. She stated that she doesn't mind if they build to live there, that would be ok, but not to rent the house out.

David Thomas, 579 Cypress Drive, Luling stated that he grew up in the immediate area, his mother lives across the street and they will not just put anybody in there.

Peter Lee, 227 Magnolia Ridge Road, Boutte stated that he doesn't have enough information, they should have talked to the neighbors.

Ms. Stein stated that we're dealing with density and not renting.

Michael Albert, Planning Director, stated that it doesn't matter if it's a duplex, house or trailer, they can rent it out.

The public hearing was closed.

The foregoing having been submitted to a vote, the vote thereon was as follows –

YEAS: Pierre, Loupe, Richard, Booth, Galliano

NAYS: None

ABSENT: Frangella

The Planning Commissioner recommended approval of the rezoning.

---