



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
(985) 783-5125 • www.stcharlesparish.gov

COUNCIL OFFICE MEMORANDUM

DATE: OCTOBER 9, 2025

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY

RE: ZONING RECLASSIFICATION
R-1M AND R-1A(M), LOT 16, BLOCK 1, LONE STAR PARK SUBDIVISION
BETWEEN 116 AND 118 LOUIS THE FIRST STREET, LULING

On October 6, 2025, the St. Charles Parish Council adopted Ordinance No. 25-10-4 amending the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1M to R-1A(M) on Lot 16, Block 1, Lone Star Park Subdivision, between 116 and 118 Louis the First Street, Luling, as requested by Edith Esmeralda Perez Zapata.

A copy of the ordinance is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/mr

Enclosure

cc: Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

2025-0289

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 25-10-4

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-1M to R-1A(M) on Lot 16, Block 1, Lone Star Park Subdivision, between 116 and 118 Louis the First Street, Luling, as requested by Edith Esmeralda Perez Zapata.

WHEREAS, Edith Esmeralda Perez Zapata requests a rezoning from R-1M to R-1A(M) on Lot 16, Block 1, Lone Star Park Subdivision, as shown on a plat by Louis J. Gassen Jr., PLS, dated July 23, 2024; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the request at its regular meeting of September 4, 2025.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from R-1M to R-1A(M) on Lot 16, Block 1, Lone Star Park Subdivision, as shown on a plat by Louis J. Gassen Jr., PLS, dated July 23, 2024, as requested by Edith Esmeralda Perez Zapata.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from R-1M to R-1A(M) on Lot 16, Block 1, Lone Star Park Subdivision, as shown on a plat by Louis J. Gassen Jr., PLS, dated July 23, 2024, as requested by Edith Esmeralda Perez Zapata.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, O'DANIELS,
FISHER, DEBRULER
NAYS: NONE
ABSENT: COMARDELLE

And the ordinance was declared adopted this 6th day of October, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Holly Fonseca

SECRETARY: Michelle Zapata

DLVD/PARISH PRESIDENT: October 7, 2025

APPROVED: ✓

DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell

RETD/SECRETARY: October 7, 2025

AT: 3:19pm

RECD BY: [Signature]