

2026-1-R requested by Yvette & Joseph Wolford for a change of zoning from C-2 to C-3 on Lot ADV-3, Block A, Mimosa Park Subdivision, 12429 Hwy 90, Luling. Council District 7.

Mr. Welker – yes the department recommends approval of this request based on meeting 2 of the 3 rezoning criteria, specifically criteria’s 1 and 3. On criteria one the areas says it needed commercial on the future land use map C-3 is identified as an appropriate zoning district under that designation so it is consistent with the comprehensive plan. It would not be considered a spot zone there is C-3 present in the area in the rear and across the street, so it would not be a spot zone it would just expand C-3 zoning that is present in the area. On the third guideline there’s primarily C-2 along Hwy. 90 but as mentioned in the previous guideline there’s some C-3 zoning and uses within this stretch including nearly adjacent to the rear developed with an automotive repair shop and across the street which is developed with a daiquiri shop. So, also having highway frontage the C-3 district it’s hard to say it would be inappropriate getting that it is a highway commercial zoning district along with the existing C-3 in the area. There were no objections from any departments regarding infrastructure, so infrastructure impacts were not expected to be increased from change of C-2 to C-3, so it meets that guideline as mentioned and we recommend approval.

Applicant was not in attendance.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Folse made a motion to postpone, seconded by Commissioner Price.

YEAS: FOLSE, PRICE, PETIT, KEEN

NAYS: NONE

ABSENT: ROSS, FRANGELLA

PASSED
