

Mr. Gibbs: Next item on the agenda is PZS-2015-12 requested by Betty Muller and Maurice Loupe, Jr. for resubdivision of Lots B-1 and B-3, Loupe Subdivision into Lots B-1A & B-3A, 12801 River Road and 135 Loupe St., Luling. Zoning District OL/C-2. Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicant requests resubdivision to change the boundaries of two lots near River Road in Loupe Subdivision. The lots do not currently meet the required 20,000 square foot area. The proposed resubdivision does not recreate either lot to meet the required area for lots in the OL zoning district (20,000 sq. ft.), so the applicants request a waiver to the required area.

Lot B-3, developed with the house numbered 135 Loupe Street, has an irregular shape. As it's developed, a wide side yard joins a front yard in the curve of Loupe Street. The result is a yard that is not well-oriented to the house. The proposed resubdivision would reduce the area of this irregular yard from 86' x 71.77' (6,172.22 sq. ft.) to 13' x 71.77' (933 sq. ft.).

The resubdivision proposes the 6,172.22 square feet incorporated into lot B-3A as the rear yard of the house at 12801 River Road. While the lots are not being resubdivided in such a way that either will conform to the OL zoning district requirements, the proposed subdivision will change 6,172.22 square feet from an ill-designed front yard to a well-designed rear yard.

Loupe Subdivision was originally platted in 1963 as 18 lots on a 50' wide street. The Police Jury signed the subdivision plat with 19 lots in 1965, but the full length of Loupe Street was not paved. Paving ran from River Road to lots 5 & 6 until 2010 when property owners paid to have aggregate surfacing to provide access to Lot 11. Lots 1-16 are 79' deep and range from 90'-140' on the street; the B Lots vary in width and depth, but all lots in the subdivision are less than 20,000 square feet.

The area has been zoned OL, open land, since the 1981 Comprehensive Zoning Ordinance. Most of the lots in the subdivision with structures on them obtain variances to the required 35' front, 20' rear, and 15' side yards in order to obtain building permits. The proposed resubdivision does not exacerbate non-conforming yards on either proposed lot.

We recommend approval of the resubdivision with waivers to the required 20,000 square foot area for both proposed lots, B-1A and B-3A.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZS-2015-22. Is there anyone in the audience that would care to speak in favor or against? Is the applicant here? State your name and address please.

Betty Loupe Muller, 141 Loupe Street, Luling.

Mr. Gibbs: Ms. Muller I really don't have any questions, I just would like for you to have to opportunity to come up and some of my colleagues might have a question or two, but this is pretty self explanatory. Any questions? Mr. Loupe.

Mr. Loupe: I will have to excuse myself, I'm involved and Betty Muller is my sister.

Mr. Gibbs: Thank you Ms. Muller. Anyone else in the audience care to speak in favor of or against PZS-2015-12? Seeing none, cast your vote with the waivers.

YEAS: Pierre, Gibbs, Foster, Frangella, Galliano  
NAYS: None  
ABSTAIN: Loupe  
ABSENT: Booth

Mr. Gibbs: That passes unanimously with Mr. Loupe abstaining.

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