

2022-18-MIN requested by Brennen & Melissa Friloux and Kristopher & Kourtne Donnaud for a resubdivision of one lot into three, near Diane Drive & Terri Drive, Luling. Zoning District R-1A & O-L. Council District 7.

Commissioner Frangella: we need a motion to remove from the table.

Commissioner Petit made a motion to remove, second by Commissioner Ross.

YEAS: Keen, deBruler, Ross, Petit, Krajcer, Frangella

NAYS: None

ABSENT: Price

Passed to remove from the table.

Chris Welker: read the land use report and department recommends approval.

Brennen Friloux 225 Lake Catherine Dr. Luling, stated his request/reason.

The public hearing was opened.

Ann Spell 102 Catherine Dr. concerned about what are the owner's true intentions, concerned about it being zoned OL. Opposed

Steve Templet 616 Diane Dr. concerned about the third lot being developed into a subdivision. Opposed.

Brennen Friloux stated that they do not have the money to mitigate and make a subdivision. He is not developing his piece for a subdivision; he just wants to build a home. He stated he cannot make it into two lots. He stated the area behind OL is zoned for a subdivision and someone could eventually build a subdivision.

Commissioner Frangella asked if the driveway would have to tie into Terri St. for bus services and garbage collection.

Chris Welker stated yes.

Michael Albert stated this would count as a driveway, the trucks would not drive down the driveway for services.

Melissa Friloux 225 Lake Catherine Dr. wanted to reiterate what Brennen stated before. The resubdivision has a lot to do with the loan, it was purchased between four people. They cannot obtain a loan and build their home because it is owned by four people. They have no intentions of doing anything with the other lot, they will leave it exactly like it is.

The public hearing was closed.

Michael Albert: the public's concern about a major subdivision is completely understandable. The question at hand is the two lots being made by this action tonight. It probably won't make anyone less concerned but there is some truth to fact that if this is done it's less likely the larger piece could be used as a subdivision because you're closing off one of the streets that exist already and it would probably be necessary for a turn radius coming into the larger area. Any major subdivision process would have to come and go through all of the development criteria. What's happening here does not make it any easier and probably makes it a little bit more difficult because of the geometry of the site.

Commissioner Price made a motion to consider, second by Commissioner Ross.

YEAS: Keen, deBruler, Ross, Petit, Krajcer, Frangella

NAYS: None

ABSENT: Price

PASSED