

**2023-6-R** requested by **Debra Dufresne Vial for Esperanza Land, LLC & Hank Tatje for T Times 4, LLC** for a change of zoning from M-2 to M-1 on Lots 12 thru 19, Esperanza Business Park Phase 2, **Deputy Jeff G. Watson Drive, Luling**. Council District 1.

**Mr. Welker** – This rezoning request is actually to down zone M-2 to M-1 the department recommends approval because the request meets the first, second and third rezoning criteria the area has a future land use designation of business park which the M-1 zoning would fit within as it permits that type of development and it would not be a spot zone as there is M-1 zoning within the area this wouldn't be a spot zone isolated M-1. It meets criteria two regarding land use pattern or character changing so at the existing zoning no longer allows reasonable use so since that M-2 zoning district was established the area is actually been subdivided into Esperanza Business Park Phase II so it's been parcelized as smaller lots and the M-2 zoning district has some of the larger setback requirements in the parish there is also buffering requirements, so the buildable area on what's now smaller lots is significantly reduced I think there's rear yards of 50 ft. or so 35 ft. side yards and what not, so going down to M-1 where setback requirements are a little bit more normal fitting for the lots there would be just more appropriate for the type of development that I think is expected on these properties so, the M-1 zoning would offer for more reasonable use and then potential use permitted by the proposal of rezoning would not be incompatible the area consist a mix of M-1 light industrial, commercial, institutional uses so whatever is permitted in the M-1 zoning district would pretty much fit with what's in the area not to mention that whatever is permitted in M-1 zoning district is already permitted in the M-2 zoning district there's really not a change there so it would meet criteria three. So, once again we recommend approval based on meeting the first, second and third criteria.

**Commissioner Keen** – Mrs. Vial is not present at this time they have submitted a letter asking for assistance to help with that, is there a designated representative to speak at this time. Ok having seen none.

The public hearing was open and close after no one spoke for or against.

**Commissioner Keen** – is there any questions from the council. No questions from the parish at this time, so do we have a motion to move forward.

Commissioner Petit made a motion, second by Commissioner deBruler.

**YEAS: PRICE, KEEN, PETIT, FRANGELLA, DEBRULER, KRAJECER, ROSE**  
**NAYS: NONE**  
**ABSENT: NONE**

**PASSED**