

2025-8-R requested by Dana Davis for a change of zoning from R-1A(M) to R-2 on Lot 46, Block E, Oak Ridge Park Subdivision, 1017 Paul Frederick Drive, Luling. Council District 1.

Mr. Welker – the department finds this request meets 2 of the 3 rezoning criteria and would be, and is recommended for approval. To summarize those items, whether or not the request conforms to the future land use map designation or creates a spot zone. The subject site is designated town center which recommends a variety of zoning districts which includes the requested R-2 and the R-2 would not be considered a spot zone. It doesn't extend special privileges to this lot not extended to those in the neighborhood, including a row of lots recently rezoned. I think last year the R-2 that's directly across the street and a few others just a couple more spaces down. There's also R-2 uses permitted within the Paul Maillard Road overlay, which is adjacent to the rear. It does not meet the second guideline; we couldn't find anything with the R-1AM zoning that restricts reasonable use it can be developed with either a site-built house or a manufactured home. Right now, there's nothing in the way of doing that. So, it does not meet the second guideline, but it does meet the third. Whether or not potential use is permitted by the proposed rezoning would be incompatible with the existing neighborhood character. The change of zoning does introduce the ability to add a second unit on one lot. But despite that, the construction standards between R-2 and the site-built structures that are in the area are very similar, especially compared to the existing R-1A(M) zoning which can permit manufactured homes along side site construction. So, to go over the similarities, one is the site construction lot area requirements are the same, R-1A(M) does allow for smaller lots the setback requirements are the same with R-1A(M) allowing for shorter setbacks and there are requirements for required rear yard coverage. So, in R-1A(M) that doesn't exist, so you're, most of your rear yard can be covered in accessory structures, etc. So, there are similarities there. So, we don't think there would be such a departure from you know what might be around there mostly site build homes that exists. So, the department recommends approval. I said based on meeting the first and the third criteria.

The public hearing is open.

Jeanice Boyd 704 Kinler St. Luling – just to add to what this gentleman. So, I'm familiar with the area and live around there and so I just believe that it would improve the community and betterment of everyone as a whole and as other developers continue to develop that area. Thank you.

The public hearing was closed.

Commissioner Price made a motion to approve, seconded by Commissioner Frangella.

YEAS: FRANGELLA, FOLSE, PRICE, ROSS, PETIT, JAY  
NAYS: NONE  
ABSENT: KEEN

PASSED

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