

Chairman Frangella: 2022-13-R Myron and Trinica [sic] Boyd for a change of zoning from R-1M to R-2 on Lots 33, 34, 35, Block G, Oak Ridge Park Section Two, 1444 Paul Frederick Drive, Luling. Council District 7.

Marny Stein: Yes, Mr. Chair. This applicant is requesting a change of zoning, as you said, from R-1M which is a zoning district that permits only manufactured home parks on an area of two acres or more or RV Parks on an area of one acre or more. The Department finds that the request although it does not meet the first guideline for rezoning, it meets the second and third guidelines for rezoning.

Although the request would conflict with the future land use map designation and create a spot zone, it allows a reasonable use of the property in that it would permit development of a one or two family house, a structure of a site-built construction which would not be inconsistent with the density of the surrounding neighborhood, so we recommend approval. We should state that there are three lots involved, and none of them meet the 6,000 square foot minimum, and that's something we would deal with that at permitting.

Chairman Frangella: Alright. Is the applicant present? Do they wish to speak? Come forward; state your name and address, sir, for the record.

Myron Boyd: Myron Boyd, 704 Kinler Street in Luling, Louisiana. The main thing, you know, I've been living in that area a long time and that area has kinda' been frowned upon, Paul Frederick Street. But, what me and my wife has begun, you know, we just trying to see through to the end. And we're trying to just pretty much just develop the area. Get the people out of trailers; change the mindset and get them more into like a house, you know, and hopefully one day that they will be able to own their own home by the representation of a duplex rather than a trailer. And second, just how the housing economy is going, everybody can't go up there and get the 250 to three to 350, you know, so just to kinda' help out with the business and just make people just renters, you know. Not *make* them but, you know, allow them to be able to rent something that's nice and beautiful, you know. So, that's all.

Chairman Frangella: Ok, thank you. Open public hearing for 2022-13-R. Anyone here to speak for or against? Seeing none, we'll close public hearing for 2022-13-R. Any questions? Comments?

Commissioner Petit: I make a motion to consider

Commissioner Keen: Second

Commissioner Petit: 2022-13-R

Chairman Frangella: Alright. Motion, Second, call for the vote. And that motion passes unanimously and it will be forwarded to the Council for consideration. Thank you.

YEAS: Frangella, Price, Keen, Petit
NAY: None
ABSENT: Krajcer, Ross