

2025-13-R requested by Brennen Friloux for a change of zoning from R-3 to C-3 on Lot 15-A, Block 6, Mosella Subdivision, 14183 and 14189 Hwy 90, Boutte. Council District 4.

Mr. Welker – the rezone meets the second and third guidelines and earning a recommendation of approval from the department to go over each of the guidelines. It does not meet the first one because even though it's a spot zone, it's an R-3 going to a C-3 in the middle of a commercial zoning stretch, including C-3 zoning. It doesn't meet the low to moderate residential future land use designation, so we can't give it criteria one, but it gets criteria two. The R-3 was created in 2019 from C-3 zoning and at the time the department argued that the C-3 zoning was perfectly reasonable for the area and did not support the R-3 spot zone, we still find C-3 zoning perfectly reasonable for this spot. It permits uses that are more expected within this stretch, while also still giving the flexibility of being able to permit R-3 uses as special permits if they ever come to fruition. So, it gets criteria two and then on criteria three. Whether or not the use is permitted would be incompatible, it's in the middle of a commercial corridor along highway 90 between Boutte and Paradis it pretty much marks where a stretch of C-2 zoning becomes C-3 as it moves down towards Paradis. So, the uses that can be permitted here would not be incompatible whatsoever with what exists, especially as you move further down the highway. So, it gets criteria three, that's 2 and 3, and we recommend approval.

Applicant – Brennan Friloux 225 Lake Catherine Luling Louisiana, at the time we rezoned this back in 19 we wanted to do some apartments and then obviously we kind of want to get away from that now and probably go back to C-3 zone. It's probably more of a better fit in that area, and that's all. I mean, I don't plan on building 12 unit apartment complex there, C-3 is probably better fit in that area, so all right.

The public hearing was open.

Bill Burns 207 Sam St. Boutte, Louisiana – Mr. Friloux's property is right behind mine, I have no problem at all with it. Matter of fact I think it would be a good thing to do.

The public hearing was closed.

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

YEAS: FRANGELLA, FOLSE, PRICE, PETIT, KEEN

NAYS: NONE

ABSENT: ROSS, GRIFFIN

PASSED
