



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

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COUNCIL OFFICE MEMORANDUM

DATE: FEBRUARY 12, 2026

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: ZONING RECLASSIFICATION
R-3 TO C-3, LOT 15-A, BLOCK 6, MOSELLA SUBDIVISION
14183 & 14189 HIGHWAY 90, BOUTTE

On February 9, 2026, the St. Charles Parish Council adopted Ordinance No. 26-2-1 amending the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-3 to C-3 on property designated as Lot 15-A, Block 6, Mosella Subdivision, 14183 & 14189 Highway 90, Boutte as requested by Brennen Friloux.

A copy of the ordinance is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/mr

Enclosure

cc: ✓ Parish Council
Ms. Samantha de Castro w/enclosure
Mr. Corey Oubre w/enclosure
Planning & Zoning Commission w/enclosure

2026-0028

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

ORDINANCE NO. 26-2-1

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-3 to C-3 on property designated as Lot 15-A, Block 6, Mosella Subdivision, 14183 & 14189 Highway 90, Boutte as requested by Brennen Friloux.

WHEREAS, Brennen Friloux requests a rezoning from R-3 to C-3 on property designated as Lot 15-A, Block 6, Mosella Subdivision, as shown on the survey by Cody DiMarco, PLS, dated July 23, 2019; and,

WHEREAS, the Planning and Zoning Department recommended approval of the request; and,

WHEREAS, the Planning and Zoning Commission recommended approval of the request at its regular meeting on January 8, 2026.

THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. The Zoning Ordinance of 1981 is amended to change the zoning classification from R-3 to C-3 on property designated as Lot 15-A, Block 6, Mosella Subdivision, as shown on the survey by Cody DiMarco, PLS, dated July 23, 2019, as requested by Brennen Friloux.

SECTION II. The Department of Planning and Zoning is authorized to amend the Official Zoning Map, St. Charles Parish, Louisiana to reflect this reclassification from R-3 to C-3 on property designated as Lot 15-A, Block 6, Mosella Subdivision, as shown on the survey by Cody DiMarco, PLS, dated July 23, 2019, as requested by Brennen Friloux.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, WILSON, SKIBA, COMARDELLE, O'DANIELS, DEBRULER

NAYS: NONE

ABSENT: FONSECA, PILIE, FISHER

And the ordinance was declared adopted this 9th day of February, 2026, to become effective five (5) days after publication in the Official Journal.

ACTING CHAIRMAN: Michelle DiBella

SECRETARY: Michelle Spantato

DLVD/PARISH PRESIDENT: February 10, 2026

APPROVED: DISAPPROVED:

PARISH PRESIDENT: Matthew Jewell

RETD/SECRETARY: February 10, 2026

AT: 11:15am RECD BY: [Signature]