



# City of Lake Charles

326 Pujo Street  
P.O. Box 900  
Lake Charles, LA  
70602-0900

## Meeting Minutes Planning and Zoning Commission

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Monday, November 9, 2020

5:30 PM

Council Chambers

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### OPEN MEETING

*Chairman Gus Schram III called the meeting of the Planning and Zoning Commission to order at approximately 5:30pm. Mr. Berryhill led the meeting in prayer. Mr. Schram led the Pledge of Allegiance.*

### ROLL CALL

**Present** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III, and Fayaz Khan

**Absent** 1 - Frank Pryce

**Excused** 2 - Vincent Lupo, and Wilfred Clophus

### MINUTES OF PREVIOUS MEETING

*Chairman Gus Schram III asked if everyone received a copy of the minutes from the previous meeting. Mr. Schram made a motion to accept the minutes. Mr. Berryhill seconded the motion. All were in favor.*

### SPECIAL ANNOUNCEMENTS

*Chairman Gus Schram III asked if there are any special announcements?*

*Mr. Burguiere states that any person aggrieved by the decision of this Commission for a Major Conditional Use permit, Variance, or Special Exception may file a written appeal with the Director of Planning within (15) days of the decision of the commission.*

### COMMISSION BUSINESS

#### RES 20-36

#### LAKE CHARLES SUBDIVISION REGULATIONS

**APPLICANT:** GABE ACKAL (NEW MOON SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plot a 19.84-acre tract of land into two (2) commercial development tracts, within a Mixed Use and Business Zoning District. Location of the request is **4200 Gerstner Memorial Drive**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting of a 19.84 acre tract of land into two (2) Mixed Use and Business development tracts meets the minimum lot size and configuration set forth for a Mixed Use Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Chairman Schram asked applicant to state name and address for the record.  
Mr. Brennan Billeaud, 503 Kensington Drive, Lafayette, LA*

*Mr. Billeaud stated he has received curb cut approval from LA DOTD.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**RES 20-37 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** MORGANFIELD DEVELOPMENT LLC (THE COVE AT MORGANFIELD, PHASE II)

**SUBJECT:** Applicant is requesting Final Subdivision approval (Section 2.4), in order to subdivide a 21.48-acre tract of land into seventy-eight (78) residential development tracts, within a Residential/TND Zoning District. Location of the request is the **Southside 3200 Blk. E. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed re-subdivision to be used for Residential development tracts would exceed the minimum development standards for subdivision approval. Public Works staff is currently reviewing infrastructure improvements for compliance with design standards. Any approvals are conditioned on the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

*Mr. Burguières informed the Commission the Office of Zoning and Land Use has not received correspondence for or against this request.*

*Chairman Schram asked applicant to state name and address for the record.*

*Mr. Chris Savant, (Southern Lifestyle), Lafayette, LA*

*Mr. Sanders asked if there is anything different in Phase 2 from Phase 1. Mr. Savant stated they are the same.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**RES 20-38 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** FIVE OAKS SUBDIVISION (FIVE OAKS SUBDIVISION REPLAT)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a .25-acre tract of land into two (2) residential development tracts, within a Residential Zoning District. Location of the request is the **Southside 1200 Blk. W. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting of two existing lots (lot line adjustments) meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Mr. Burguires explained the applicant was unable to attend tonight's meeting but is requesting approval of the line adjustments to two lots within the subdivision.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**RES 20-39 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** JC HOMES (COPPER RIDGE SUBDIVISION REPLAT)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a .25-acre tract of land into two (2) residential development tracts, within a Residential Zoning District. Location of the request is the **Eastside 5100 Blk. Ogea Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting of four existing lots (lot line adjustments) meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Mr. Burguires informed the Commission the Office of Zoning and Land Use has not received correspondence for or against this request.*

*Chairman Schram asked applicant to state name and address for the record.  
N/A*

*Mr. Burguires stated this is also a property line adjustment for lots within the subdivision.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**RES 20-40 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** MORGANFIELD LAKES LLC (LAKES AT MORGANFIELD PHASE 2)

**SUBJECT:** Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 32.25-acre tract of land into 118 residential development tracts, within a Mixed Use Zoning District. Location of the request is the **Northside 3300 Blk. E. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed re-subdivision to be used for Residential development tracts would exceed the minimum development standards for subdivision approval. Additionally, the proposed setbacks and lot size minimums are consistent with the TND overlay district standards. Public Works staff is currently reviewing infrastructure improvements for compliance with design standards. Any approvals are conditioned on the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

*Chairman Schram asked applicant to state name and address for the record.*

*Mr. Ryan Power (Morganfield Lakes LLC)*

*Mr. Power stated Phase 2 is an extension of Phase 1 approved in 2018. We plan to comply with all city standards. Mr. Power stated the variance is consistent with the approval of Phase 1.*

*Mr. Schram asked to confirm the cover letter stated 30ft. to 15ft. and 20ft. setback for garage. Mr. Power stated the garage would be setback 20ft. Mr. Schram asked if there would be sidewalks. Mr. Power stated yes. Mr. Burguires stated there is usually 12 1/2ft. of ROW before the property line begins. Mr. Schram stated his concern with possibility vehicles would block sidewalk when parking in driveway. Mr. Power stated there haven't been any issues with the Ridge and Cove that have same requests.*

*Mr. Sanders asked about the 15ft. vs. 20ft. variance requests. Mr. Power stated it is 20ft. for the garage. Mr. Sanders stated the agenda mentions 20ft. for the dwelling. Mr. Burguires asked the applicant if they are requesting 15ft. for the home. Mr. Power stated he knows the plats always request 15ft. for the homes but the 20ft. would provide the provision regardless. Mr. Burguires stated the request is 20ft. Mr. Schram asked why the two variance requests. Mr. Power stated he was not sure.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

## **RES 20-41 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** PENTANGELI ROW DEVELOPMENT (PEYTON'S PLACE SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a 2.53-acre tract of land into 14 single-family development tracts, within a Residential Zoning District. Location of the request is the **Southside 100 Blk. Overhill Drive between Beauregard and Jefferson Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting

of a 2.53 acre tract of land into fourteen (14) development tracts meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Mr. Burguires informed the Commission the Office of Zoning and Land Use has not received correspondence for or against this request.*

*Chairman Schram asked applicant to state name and address for the record.*

*Mr. David Minton (Cypress Engineering) 4310 Ryan Street, Lake Charles, LA*

*Mr. Minton stated the property contains an old church that is to be demolished and the property reconfigured.*

*Chairman Schram asked if anyone would like to make a public comment.*

*Chairman Schram asked opponent to state name and address for the record.*

*Mr. David Ertell, 616 Dolby Street, Lake Charles, LA*

*Mr. Ertell discussed his concerns regarding the plans for the property and what was to happen.*

*Mr. Minton stated the lots would be 8,500 to 10,000sq.ft. lots and would meet city standards. The proposed homes would be 1,700-1,900s.ft. homes.*

*Mr. Burguires stated no duplexes would be allowed in this zoning district. He stated only one house per lot is permitted.*

*Chairman Schram asked opponent to state name and address for the record.*

*Ms. Sherilyn Sweeney, 127 Beauregard Street, Lake Charles, LA*

*Ms. Sweeney discussed her concerns regarding drainage and flooding.*

*Mr. Burguires stated the applicant would be removing a lot of impervious area when removing the church.*

*Mr. Ertell stated he was also concerned with drainage.*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

## **RES 20-42**

### **LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** BASONE DEVELOPMENT SOLUTIONS (ANB TRUST SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a .22-acre tract of land into three (3) single-family development tracts, within a Residential Zoning District. Location of the request is **4931 Country Club Court**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-platting

of a .22 acre tract of land into three (3) single family development tracts meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

*Mr. Burguières informed the Commission the applicant intends on removing the two existing structures on the property and redevelop with single family homes.*

*Chairman Schram asked applicant to state name and address for the record.  
Ms. Robin Basone, 1010 Lakelyn Drive, Lake Charles, LA*

*Ms. Basone stated she would answer any questions.*

*Mr. Schram asked if the homes would adhere to all setback requirements. Ms. Basone stated yes.*

*Mr. Sanders asked if access to property only located on Country Club Court? Ms. Basone stated yes.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

## **RES 20-43 LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** J. BREAUX ENTERPRISES, LLC (AUTUMN CREST SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 70-acre tract of land into 254+- residential development tracts, within a Mixed Use Zoning District. Location of the request is the **Southside 2200 Blk. E. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed re-subdivision of a 70 acre tract of land into two hundred fifty four (254) development tracts meets the minimum lot size and configuration set forth for a Mixed Use Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works and the LA State Department of Transportation and Development.

*Mr. Burguières stated one or two tracts may be used as a regional lift station to support this development.*

*Chairman Schram asked applicant to state name and address for the record.  
Mr. Jeremy Breaux, 1000 Kidder Road, Carenco, LA*

*Mr. Breaux stated the subdivision would be broken into three different phases.*

*Mr. Schram asked if there would be water features. Mr. Breaux stated yes there are pond areas.*

*Mr. Schram asked if the lift station would happen in Phase One. Mr. Breaux agreed.*

*Mr. Berryhill asked about the 50% lot coverage. Mr. Burguires stated that because this development is located within a Mixed Use District; the lot coverage of 50% is allowed and variance not required.*

*Mr. Schram asked about 15ft. and 20ft. requests. Mr. Berryhill stated he understood the homes would be 15ft. from front property line and the garage would be 20ft. from front property line.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**SPC 20-02 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** SACRED HEART OF JESUS CATHOLIC CHURCH

**SUBJECT:** Applicant is requesting a Special Exception (Sec 4-206) to request an extension of a previously approved development plan for a new cemetery, within a Neighborhood Zoning District. Location of the request is the **Eastside 200 Blk. N. Grace Street thru to Brammer Lane.**

**STAFF FINDINGS:** The applicant is requesting to expand the existing Sacred Heart Cemetery to be located on an adjacent property on the Eastside of N. Grace Street. The proposal is consistent with the existing land uses in the immediate vicinity. Additionally, this request was approved in 2016 and 2019 but the applicant failed to secure the proper permits within the 6th month timeline. If approved, the applicant will be required to maintain a 15ft. bufferyard abutting the residential uses to the North.

*Chairman Schram requested applicant state name and address for the record.*

*Mr. Charles Honore, 2014 21st Street, Lake Charles, LA*

*Mr. Honore stated he has been working with the Louisiana Cemetery Board to get their approval before re-applying for the Special Exception. Mr. Honore stated they had agreed with neighbors previously that there would be no in ground graves fronting Brammer Lane, however they would construct mausoleums. He also stated ingress would be from N. Grace Street and egress onto Brammer Lane.*

*Chairman Schram asked if anyone would like to speak.*

*Chairman Schram asked opponent to state name and address for the record.*

*Mrs. Rita Ross, 308 Brammer Lane, Lake Charles, LA*

*Mrs. Ross discussed her opposition regarding the mausoleums facing her home and parking issues during funerals.*

*Chairman Schram asked opponent to state name and address for the record.*

*Mr. Dillard Ross, 308 Brammer Lane, Lake Charles, LA*

*Mr. Ross discussed his opposition regarding parking on Brammer Lane during funerals.*

*Mr. Burguières asked the height of the mausoleums. Mr. Honore stated approximately 10ft. M/L. Mr. Burguières stated the possibility of landscaping or fencing.*

*Mr. Khan made a motion to require a 15ft. setback along Brammer Lane and construction of minimum 6ft. wood fence along Brammer Lane. Mr. Sanders seconded the motion. All were in favor.*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**VAR 20-13 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** JASON DUHON, P.E.

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct an accessory swimming pool within the front yard of the property vs. placement in the side or rear yard of the property, within a Residential Zoning District. Location of the request is **904 Shell Beach Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of accessory swimming pool in the front yard setback of the residential structure is non-typical. The single family residential structure is located on the lake side of Shell Beach Dr. whereas the technical address of the property is Shell Beach Dr. but the homes designed front is the lake side. Therefore, staff feels the lot configuration is somewhat unique as it relates to the placement of an accessory swimming pool.

*Mr. Burguières informed the Commission that the applicant requested to withdraw this application via phone conversation.*

**VAR 20-16 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** MORGANFIELD LAKES LLC

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct single family dwelling units 20' from the front property line vs the required 30' front yard setback within a Residential Zoning District. Location of the request is **Lakes at MorganField Phase II located at Northside 3300 Blk. E. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of single-family structures within the proposed Morgan Field Lakes Subdivision would exceed the minimum develop standards except for the requested 20' front yard setback vs 30ft. The applicant is designing a single family home product that is consistent with the development plan for the Morgan Field Master Planned Community. This variance would apply to all lots within the subdivision.

*Chairman Schram asked applicant to state name and address for the record.  
Mr. Ryan Power (Morganfield Lakes LLC)*

*Mr. Power stated Phase 2 is an extension of Phase 1 approved in 2018. We plan to comply with all city standards. Mr. Power stated the variance is consistent with the approval of Phase 1.*



Mr. Schram asked to confirm the cover letter stated 30ft. to 15ft. and 20ft. setback for garage. Mr. Power stated the garage would be setback 20ft. Mr. Schram asked if there would be sidewalks. Mr. Power stated yes. Mr. Burguires stated there is usually 12 1/2ft. of ROW before the property line begins. Mr. Schram stated his concern with possibility vehicles would block sidewalk when parking in driveway. Mr. Power stated there haven't been any issues with the Ridge and Cove that have same requests.

Mr. Sanders asked about the 15ft. vs. 20ft. variance requests. Mr. Power stated it is 20ft. for the garage. Mr. Sanders stated the agenda mentions 20ft. for the dwelling. Mr. Burguires asked the applicant if they are requesting 15ft. for the home. Mr. Power stated he knows the plats always request 15ft. for the homes but the 20ft. would provide the provision regardless. Mr. Burguires stated the request is 20ft. Mr. Schram asked why the two variance requests. Mr. Power stated he was not sure.

Chairman Schram asked if anyone would like to make a public comment. N/A

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**VAR 20-17 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** HENDERSON STORAGE, LLC

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct an accessory parking area with crushed aggregate materials vs. the required concrete or asphalt surface within a Business or Mixed Use Zoning District. Location of the request is the **Eastside 5400 Blk. Gerstner Memorial Drive.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of a retail and storage facility with aggregate areas for the storage component of the development fails to meet the surface requirement of concrete or asphalt surfaces within a Mixed Use and Business Zoning District. The majority of the vehicular use area including the portion that has direct access to Gerstner Memorial Drive and the office areas will be in compliance with the surfacing requirements. Staff feels this request is somewhat reasonable.

Chairman Schram asked applicant to state name and address for the record.

Mr. Lane Babin, 16355 Cheyenne Drive, Iowa, LA

Mr. Sanders asked if this request had come before the Commission previously. Mr. Babin stated approximately one year ago a very similar request was approved by the Commission.

Mr. Babin stated a portion of the limestone requested area will be covered and the remaining will be open parking.

Chairman Schram asked if anyone would like to make a public comment. N/A

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**VAR 20-18 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** CHRIS HOLYFIELD

**SUBJECT:** Applicant is requesting a Variance (Section 4-205) in order to construct a self-storage facility with a height of 40' vs 35' and drive areas 1' from side property lines vs 5' within a Mixed Use Zoning District. Location of the request is the **Northside 2000 Blk. E. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of Class A self storage facility would exceed the minimum develop standards except for the requested 40' height vs 35' and the 5' side yard green space for the district. Numerous developments in the immediate area fail to meet similar development standards and the applicant will be required to comply with Driveway Access designs thru LA DOTD. If the variances are considered reasonable by the commission staff is recommending an enhanced landscape design for the front portion of the development abutting the McNeese Street corridor.

*Mr. Burguieres informed the Commission the Office of Zoning and Land Use has not received correspondence for or against this request.*

*Chairman Schram asked applicant to state name and address for the record.*

*Mr. Chris Holyfield, 2371 Tower Drive, Monroe, LA*

*Mr. Holyfield stated he would answer any questions.*

*Mr. Schram asked if the driveway goes all the way around the building. Mr. Holyfield stated yes. Mr. Holyfield stated a driveway study was done to allow for firetrucks and large trucks. Mr. Burguieres asked the applicant if they have DOTD approval. Mr. Holyfield stated they do.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**VAR 20-19 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** J. BREAUX ENTERPRISES LLC

**SUBJECT:** Applicant is requesting a variance (Section 4-205), in order to construct single-family residential homes with front setback reduction to 15' and lot size coverage up to 50%, within a Mixed Use Zoning District. Location of the request is the **Autumn Crest Subdivision located on Southside 2200 Blk. E. McNeese Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of single-family structures within the proposed Autumn Crest Subdivision would exceed the minimum develop standards except for the requested 15' front yard setback vs 20ft. The applicant is designing a single family home product that is consistent with the development plan with expanded back yard features for the subdivision. This variance would apply to all lots within the subdivision.

*Mr. Burguires stated one or two tracts may be used as a regional lift station to support this development.*

*Chairman Schram asked applicant to state name and address for the record.*

*Mr. Jeremy Breaux, 1000 Kidder Road, Carencro, LA*

*Mr. Breaux stated the subdivision would be broken into three different phases.*

*Mr. Schram asked if there would be water features. Mr. Breaux stated yes there are pond areas.*

*Mr. Schram asked if the lift station would happen in Phase One. Mr. Breaux agreed.*

*Mr. Berryhill asked about the 50% lot coverage. Mr. Burguires stated that because this development is located within a Mixed Use District; the lot coverage of 50% is allowed and variance not required.*

*Mr. Schram asked about 15ft. and 20ft. requests. Mr. Berryhill stated he understood the homes would be 15ft. from front property line and the garage would be 20ft. from front property line.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

**VAR 20-20 LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** OTOPLA DEVELOPMENT, LLC

**SUBJECT:** Applicant is requesting a variance (Section 4-205), in order to construct single-family residential homes with front setback reduction to 15' for homes and 20' for garages, within a Residential Zoning District. Location of the request is the **Ridge at MorganField Phase 2, located on Westside 4600 Blk. Corbina Road.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the construction of single-family structures within the proposed Morgan Field Lakes Subdivision would exceed the minimum develop standards except for the requested variances for the principal structure and carports 20' front setback vs 30ft. The applicant is designing a single family home product that is consistent with the development plan for the Morgan Field Master Planned Community. This variance would apply to all lots within the subdivision.

*Chairman Schram asked applicant to state name and address for the record.  
Mr. Ryan Power, Morganfield Lakes*

*Mr. Power stated the reason for the two variances is in order to fit two vehicles in garage and two vehicles in the driveway. The house is 15ft. is for depth perception.*

*Mr. Schram asked if the request needed to be amended for the 50% lot coverage. Mr. Burguières explained the lot coverage variance was approved at the Preliminary subdivision approval.*

*Chairman Schram asked if anyone would like to make a public comment. N/A*

**Chairman Schram called for a vote. The motion carried by the following vote:**

**For:** 5 - Alvin Joseph, David Berryhill, Thomas Sanders Jr., Gus Schram III and Fayaz Khan

**Against:** 0

**Absent:** 1 - Frank Pryce

**Excused:** 2 - Vincent Lupo and Wilfred Clophus

## OTHER BUSINESS

*Mr. Ryan Power asked if VAR 20-16 would need to be clarified regarding the 15ft. request for the dwelling. Mr. Burguières stated the Zoning Office would need to go back and check if Phase 1 was approved for 15ft. then it would be allowed with the average street frontage.*

*Mr. Sanders made a motion to require digital plans be submitted with application for better viewing. Mr. Khan seconded the motion. All were in favor.*

## ADJOURN

*MEETING ADJOURNED.*

*APPROVAL OF THE MINUTES:*

\_\_\_\_\_  
*Gus Schram III, Chairman  
Lake Charles Planning and Zoning Commission*

\_\_\_\_\_  
*Doug Burguières, Asst. Director  
Office of Zoning & Land Use*