

**AGENDA  
WEST BATON ROUGE  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING**

880 North Alexander Avenue, Port Allen

**3/5/2025**

**5:30 PM**

**ZONING**

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**1. CALL TO ORDER**

**2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES**

**3. OPENING PRAYER AND PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

**5. APPROVE MINUTES OF PREVIOUS MEETING**

- A. Approval of Minutes from the regular meeting of February 18, 2025.

**6. CORRESPONDENCE:**

**7. PUBLIC HEARING:**

- A. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Kacie Lynn Q. Parault. Regarding Property located at 4156 S. River Road Port Allen, La 70767. File #2025-01: Described by the WBR Assessor as: LOT Q-1 CONT 1.52 AC IN SEC 2 T8S R12E & SEC 77 T7S R12E 54-28. Rezoning 1.52 acres from AG-2 (Agricultural Moderate Scale) to R-M (Minor Subdivision Residential District), with waivers.
- B. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Steve LeBlanc representing Raymond Blanchard and Randy Austin. Regarding Property located at 4535 Rebelle Lane and 760 Jules Lane. Port Allen, La 70767. File #2025-03: Described by the WBR Assessor as: 4.28 AC SEC 17 T7S R12E DESIG LOT 6(A)-2-B CONT 3.28 AC & LOT 6(A)-2-A CONT 1.00 AC BEING P/O JULES REBELLE SR PROP 44B-44 & LOT 6(A)-2-C SEC 17 T7S R12E CONT 0.72 AC BEING P/O JULES REBELLE SR PROP 44B-44A. Rezoning from AG-1 (Agricultural Small Scale) and AG-3 (Agricultural Large Scale) into AG-2 (Agricultural Moderate Scale).
- C. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map For Rezoning Request Of Steve LeBlanc Representing TMI Enterprise, LLC. Regarding Property located at 5511 N. River Road, Port Allen, La 70767. File #2025-04: Described by the WBR Assessor as: LOT CL-1-A CONT 7.263 AC & LOT A-13-B CONT 33.21 AC IN SEC 43 T6S R12E BEING P/O LORIO TRACT 50-93. Rezoning From R-SF-3 (Residential Single Family) to AG-3 (Agricultural Small Scale). Master Plan Change
- D. An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map, And Section 111-78 (Special, Conditional Use Requirements And Procedures) For Rezoning Request Of LJA Rail. Regarding Property Located At 1100 River West Park Port Allen, La 70767. File #2025-05: Described by the WBR Assessor as: PORTION OF TRACT D-1-A-1 CONT 118.124 AC TRACT D-1-B-1 CONT 192.682 AC TRACT G CONT 0.303 AC TRACT H CONT 2.389 AC REMAINDER OF OURSO TRACT CONT 89.109 AC UNION PACIFIC TRACT CONT 19.642 AC IN SEC 59 T7S R12E P/O POPLAR GROVE PLTN 51-52. Rezoning to I-3 with a Special Use Permit for Utilities, Major Services.

**8. ADJOURN**

**PLANNING**

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**9. APPROVE MINUTES OF PREVIOUS MEETING**

- A. Approval of Minutes from the regular meeting of February 18, 2025.

**10. CORRESPONDENCE**

**11. PUBLIC HEARINGS:**

- A. An Ordinance To Amend And Reenact Part III ("Unified Development Code"), Chapter 101 ("General Provisions"), Section 101-1 ("Definitions") Of The West Baton Rouge Parish Code Of Ordinances To Provide Clarification On Code Definitions.

**12. OTHER BUSINESS:**

A. **Scheduled Public Hearings:**

- Council Meeting - March 13, 2025
- Planning & Zoning- March 18, 2025

**13. ADJOURN**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED ASSISTANCE, PLEASE CONTACT MALLORIE DAVIS AT (225) 336-2434, DESCRIBING THE ASSISTANCE THAT IS NECESSARY

ALL MEETING INFORMATION INCLUDING MINUTES AND VIDEOS CAN BE FOUND ON OUR WEBSITE [WBRPARISH.ORG](http://WBRPARISH.ORG) UNDER THE AGENDA AND MINUTES TAB.