

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

880 North Alexander Avenue, Port Allen

12/2/2025

5:30 PM

ZONING

1. CALL TO ORDER

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approval of Minutes from the regular meeting of November 4, 2025.

6. CORRESPONDENCE:

7. PUBLIC HEARING:

- A. An Ordinance To Amend And Reenact The West Baton Rouge Parish Code Of Ordinances, Part III ("Unified Development Code"), Chapter 104 ("Zoning Ordinance"), Appendix A ("Zoning Districts"), Chapter 105 ("Subdivisions"), Article II ("Minimum Design Standards"), Sec. 105-40 ("Improvements")
- B. *An Ordinance Amending Chapter 104 Zoning To Incorporate Amended Zoning 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) File# 2025-27 For Request of TMI Enterprise LLC. Requesting a Special Use Permit for Wrecker Service/Storage Facility in I-2.*
- 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 Rezoning Request Of Rolen Family Irrevocable Trust. Regarding 9131 Burnside Rd, 9133 Burnside Rd, 6781 Birdhouse Ln, 6731, Birdhouse Ln, and 6661 Birdhouse Ln Port Allen LA 70767. File #2025-28: Described by the WBR Assessor as: REMAINDER OF LOT 13-B BURNSIDE PLANTATION ESTATES 13B-11; LOT 13-B-1 CONT 0.70 AC BURNSIDE PLANTATION ESTATES 13B-11A; LOT 13-B-2 BURNSIDE PLANTATION ESTATES 13B-11B; LOT 13-B-3 CONT 0.65 AC BURNSIDE PLANTATION ESTATES 13B-11C; LOT 13-B-4 CONT 0.65 AC BURNSIDE PLANTATION ESTATES 13B-11D; Rezoning from AG (Agricultural) to R-M (Residential Minor). Master Plan Change..*
- D. *Designation Map (Zoning Plan) Under Section 104-3 Establishment Of Districts, Official Zoning Map Rezoning Request of Johnny Gentile Regarding 3643 Kahn's Road Port Allen LA 70767. File #2025-29: Described by the WBR Assessor as: LOT N-1 CONT 3.50 AC & LOT N-2 CONT .38 AC; IN SEC 115 T7S R12E BEING P/O GENTILE PROP 43C-25; Rezoning from AG (Agricultural) to R-M (Residential Minor). Master Plan Change.*

8. ADJOURN

PLANNING

9. APPROVE MINUTES OF PREVIOUS MEETING

- A. Approval of Minutes from the regular meeting of November 4, 2025.

10. CORRESPONDENCE

11. PUBLIC HEARINGS:

- A. No items to consider.

12. OTHER BUSINESS:

A. **Scheduled Public Hearings:**

- Council Meeting — December 11, 2025, at 5:30 pm
- Planning & Zoning — January 6, 2025, at 5:30 pm

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 UNDER THE AGENDA AND MINUTES TAB.