



City of Slidell, Louisiana  
**Planning Commission**  
**Agenda**

October 18, 2021 at 7:00pm

Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)

For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4pm)



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1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from September 20, 2021 (p. 2-3)
4. **Public Hearing**
  - a. **A21-02:** A request to annex property located at 1829 Old Spanish Trail; identified as Lots 7-10, Block 1, Lake Gardens Subd., St. Tammany Parish, Louisiana; into the City of Slidell, by Amir H. Shahlai (p. 4-6)
  - b. **S21-08:** A request to subdivide four lots with 0.8 acres; identified as 1829 Old Spanish Trail; into one lot, by Sean M Burkes (p. 7-9)
5. **Other Business**
6. **General and Public Comments**
  - a. Update on Comprehensive Plan
7. **Adjournment**

*The next Planning Commission meeting will be November 15, 2021.*



City of Slidell, Louisiana  
**Planning Commission**  
**Minutes**

September 20, 2021 @ 7:00 p.m.

Council Chambers, 2045 2<sup>nd</sup> Street, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:03 p.m.

**Commissioners Present**

Michael Newton  
 Landon Washington  
 Lance Grant  
 Mary Lou Hilts, Chair  
 Richard Reardon, Vice-Chair  
 Tim Rogers

**Commissioners Not Present**

Gayle Green

**Staff Present**

Melissa Guilbeau, Planning Director  
 Theresa Alexander, Planner

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Mr. Reardon to approve minutes of August 16, 2021 as written; Mr. Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes. (Mr. Newton not present for vote.)

4. **Public Hearing**

- a. **S21-06:** A request to subdivide revoked Pine Ave and 34 lots in Squares 12 and 13, Beverly Hills Subd., Slidell, LA; bounded by Short Cut Hwy/US 190 Bus, E I-10 Service Rd, Magnolia Ave, and Walnut St; into one lot; by Sean M. Burkes

Chairperson Hilts opened public hearing. Applicant was not present and no one from the public spoke. Chairperson Hilts closed the public hearing.

Chairperson Hilts asked for staff's recommendation. Director Guilbeau stated that staff recommends approval.

Mr. Grant made a motion to table until next month which was seconded by Mr. Washington and passed by a vote of 3 YAYS, 2 NAYS, 1 ABSTAIN.

- b. **S21-07:** A request to subdivide 2 lots, identified as 1614 Old Spanish Tr, Slidell, LA; into one lot; by Matt Fontenot

Chairperson Hilts opened the public hearing. Mr. Matt Fontenot, Duplantis Design Group, was present to answer any questions. Chairperson Hilts asked about the proposed use. Mr. Fontenot responded that it was a car wash. Commissioner Reardon asked would it have any other services. Mr. Fontenot answered just a conveyer belt car wash. Chairperson Hilts closed public hearing.

Chairperson Hilts asked for staff's recommendation. Director Guilbeau stated that staff recommends approval.

Mr. Reardon made a motion to approve which was seconded by Mr. Newton and passed by a vote of 5 YAYS, 0 NAYS, 1 ABSTAIN.

5. **Other Business.** There was none.
6. **General and Public Comments.** Director Guilbeau stated that the Comprehensive Plan Steering Committee met last week, that the Consultant continues to prepare the draft plan, and that everything is moving forward.
7. **Adjournment.** Meeting adjourned at 7:16 p.m. on motion by Mr. Reardon, second by Mr. Newton, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



## Staff Report

## Case Nos. A21-02 &amp; Z21-05

Annexation and Establishment of City Zoning Classification of  
1829 Old Spanish Trail

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**Location:** 1829 Old Spanish Trail (Hwy 433) (Figure 1)

**Petitioner:** Amir H. Shahlai, non-resident property owner

**Zoning:** Parish HC-2 Highway Commercial

**Requests:** Annex and establish City zoning classification as C-4 Highway Commercial

**Parish Concurrence:** Needed; request sent on September 13, 2021

#### Planning & Zoning Commissions

**Consent Agenda:** September 20, 2021

**Public Hearing:** October 18, 2021

#### City Council

**Consent Agenda:** September 28, 2021

**Public Hearing:** October 26, 2021



Figure 1. Location map and City zoning

#### Recommendations

Planning Department

Approval

Planning & Zoning Commissions

To be determined

#### Findings

1. The petitioned property contains 0.8 acres and is identified as Lots 7-10, Blk 1, Lake Gardens Subd.
2. The applicant has requested a concurrent Subdivision to combine the four lots into one (S21-08).
3. The petitioned property is developed with two commercial structures (Figure 2).
4. The petitioned property has no registered voters (Certificate of Registrar of Voters dated 8/3/2021).
5. The petitioned property has no resident property owners (Certificate of Ownership and Assessed Valuation dated 8/2/2021).
6. The petitioned property has one non-resident property owner (100%).



Figure 2. Street view from March 2021

7. The petitioned property is contiguous with the City's corporate limits along three sides of the property: along the interior property line for 170 ft; along Old Spanish Trail for 200 ft; and along Joseph St approx. 170 ft (73% contiguous). (Figure 3)
8. The subject property is zoned by the Parish as HC-2 Highway Commercial (Figure 4). The applicants propose to establish City zoning as C-4 Highway Commercial.
9. C-4 allows similar uses as HC-2; it does not allow more intense uses.
10. For the purpose of the Sales Tax Enhancement Plan, the property is developed commercial. The Parish needs to concur in this annexation; the Planning Department sent a certified letter on September 13, 2021.
11. The subject property is located on a major road – Old Spanish Trail.

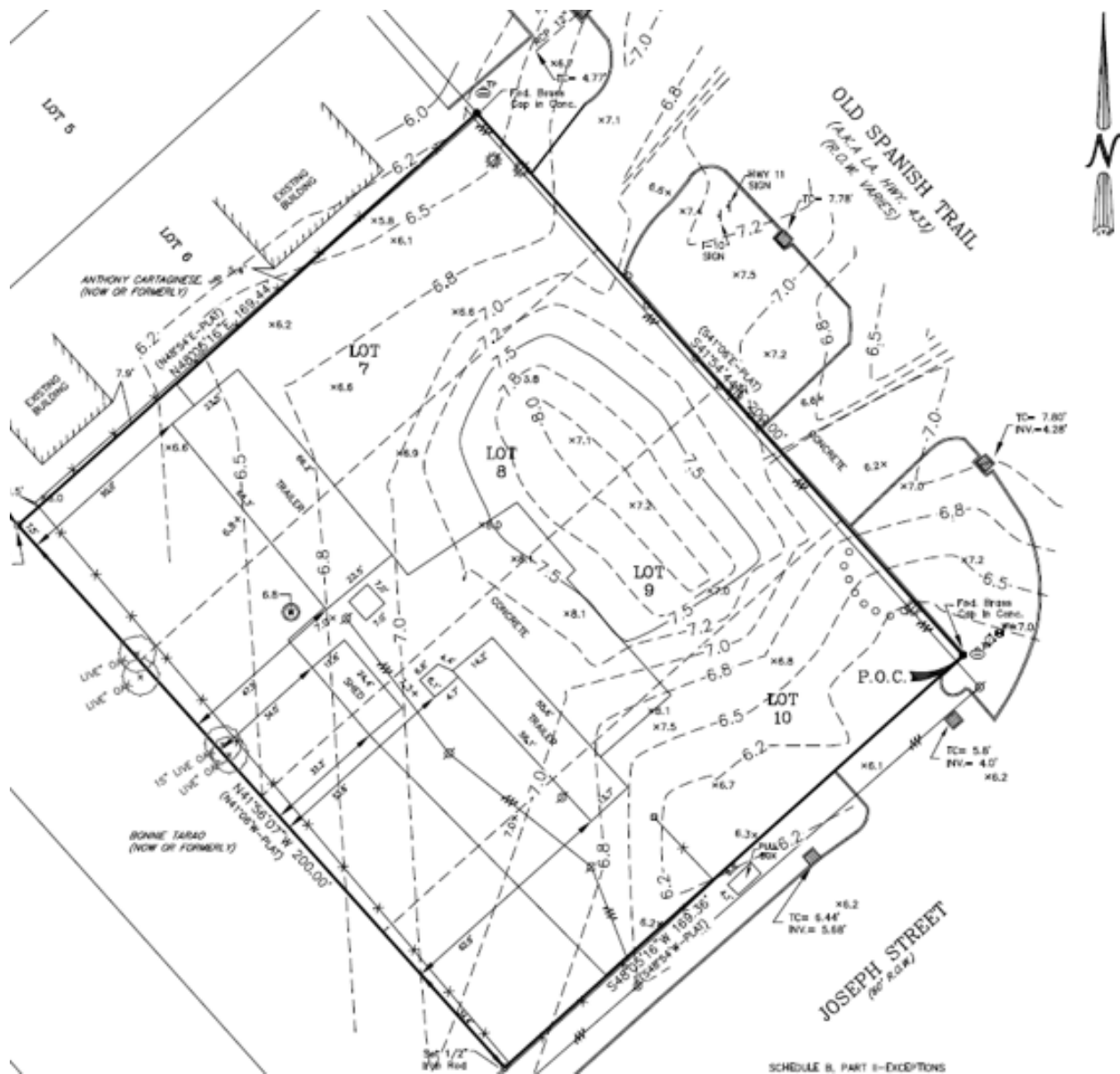


Figure 3. ALTA/NSPS Survey (2021)



12. Other nearby properties on Old Spanish Trail are zoned Parish HC-2 and City C-4 (Figures 1 and 4). C-4 is appropriate for this location because of its location on a major road and proximity to Interstate 10.
13. City water is available along the entire length at Old Spanish trail (200 ft). City sewer is available along the entire length of the rear property line (200 ft) (Figure 5). Applicants understand any development of the property will be required to connect to City water and sewer.
14. The property is located in a special flood hazard area, in the A-5 Flood Zone with a base flood elevation of 9 ft1. Annexing this property would increase the portion of the City that is in the Special Flood Hazard Area (SFHA) and not preserved as open space, which would tend to have a negative effect on the City's CRS rating; however, the effect would be negligible given the small size of the property (0.8 acres).
15. The Planning Department finds the annexation is reasonable for the following reasons:
  - Immediately adjacent to existing City water and sewer
  - Property is 73% contiguous with the City's corporate limits and located within an unincorporated "island"
16. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

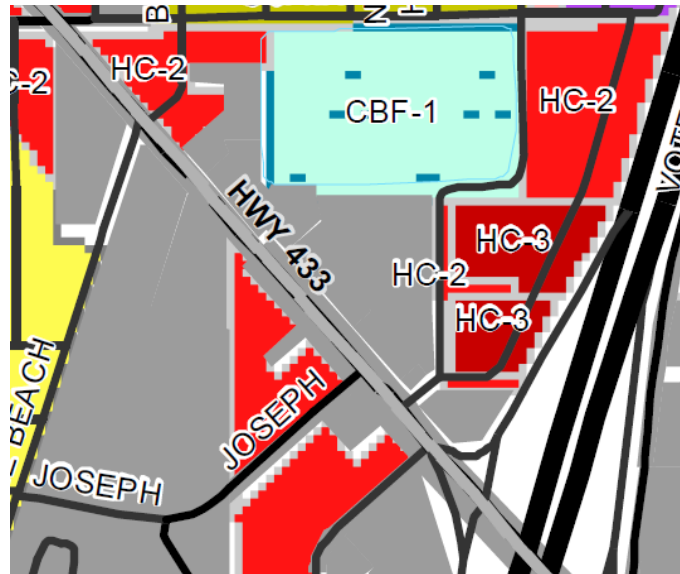


Figure 4. Parish Zoning

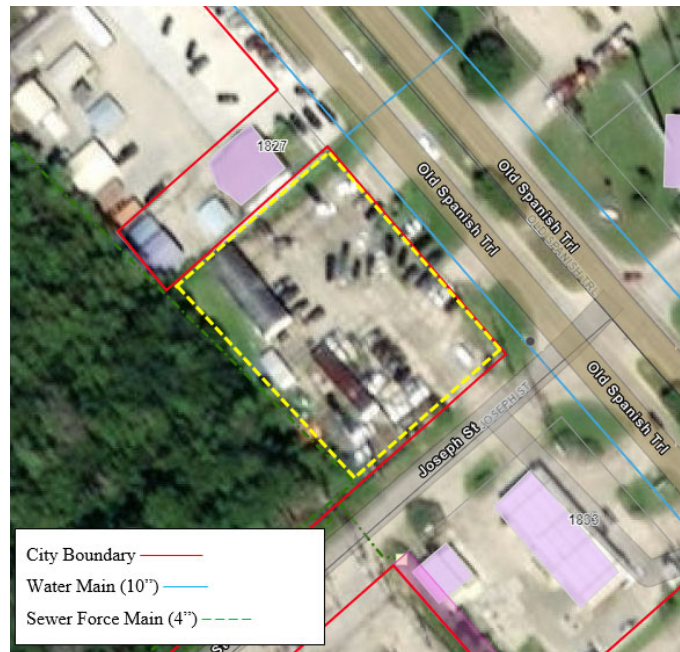


Figure 5. City water and sewer

<sup>1</sup> FEMA FIRM Map 225205 0535 D, Revised April 2, 1991



Staff Report

**Case No. S21-08**

Subdivision of

4 lots into 1 lot at 1829 Old Spanish Trail

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**Location:** 1829 Old Spanish Trail (Hwy 433)  
(Figure 1)

**Owner:** Amir H Shahlai

**Applicant:** Sean M Burkes

**Current Zoning:** Parish HC-2 Highway Commercial

**Proposed Zoning:** C-4 Highway Commercial  
(Z21-05)

**Request:** Subdivide Lots 7-10 Into Lot 10A, Blk 1,  
Lake Gardens Subd.

**Planning Commission:** October 18, 2021

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**Staff Recommendation**

Approval, on the following conditions:

- That the City Council approves the annexation request (A21-02); and
- That the Subdivision includes the required utility easement (Finding 11)

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**Findings**

1. The petitioned property is developed commercial.
2. The applicant has requested that the property be annexed and City zoning established (A21-02/Z21-05) (Figure 2). Annexation must be approved for this subdivision request to be approved.
3. If the annexation and zoning are approved, the property will be zoned C-4 (Figure 1).
4. The applicant proposes to combine the 4 lots and into one lot (Lot 10A) (Figure 3).
5. The C-4 zoning district does not require minimum lot sizes unless the property is used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width (Table 1).
6. The proposed Lot 10A has public access from Old Spanish Trail and Joseph Street.
7. There are two existing buildings on site that will not be impacted by combining the four lots.



Figure 1. Location and City zoning map



Figure 2. Property Current Conditions

8. The property is located within a special flood hazard area, in flood zone A5. The base flood elevation for the property is 9 feet. Subdividing the four 50-foot-wide lots into one larger lot will make it easier to redevelop the property with necessary elevation and grading.
9. There is public water and sewer available to the proposed lot from Old Spanish Trail and Joseph St. (Figure 4)
10. City Engineering has reviewed the proposed subdivision and will require a 10 ft easement for the existing Sewer Force Main (4") that runs along the property boundary between the subject property and Lot 11 that fronts on Joseph St to the southwest. (Figure 4)
11. St. Tammany Fire District #1 has reviewed the proposed subdivision and has no concern. Additional review will be made with submittal of any development plans for fire safety.
12. Combining the four lots into one lot will create a lot that is suitable for development of uses allowed in the C-4 zoning district.

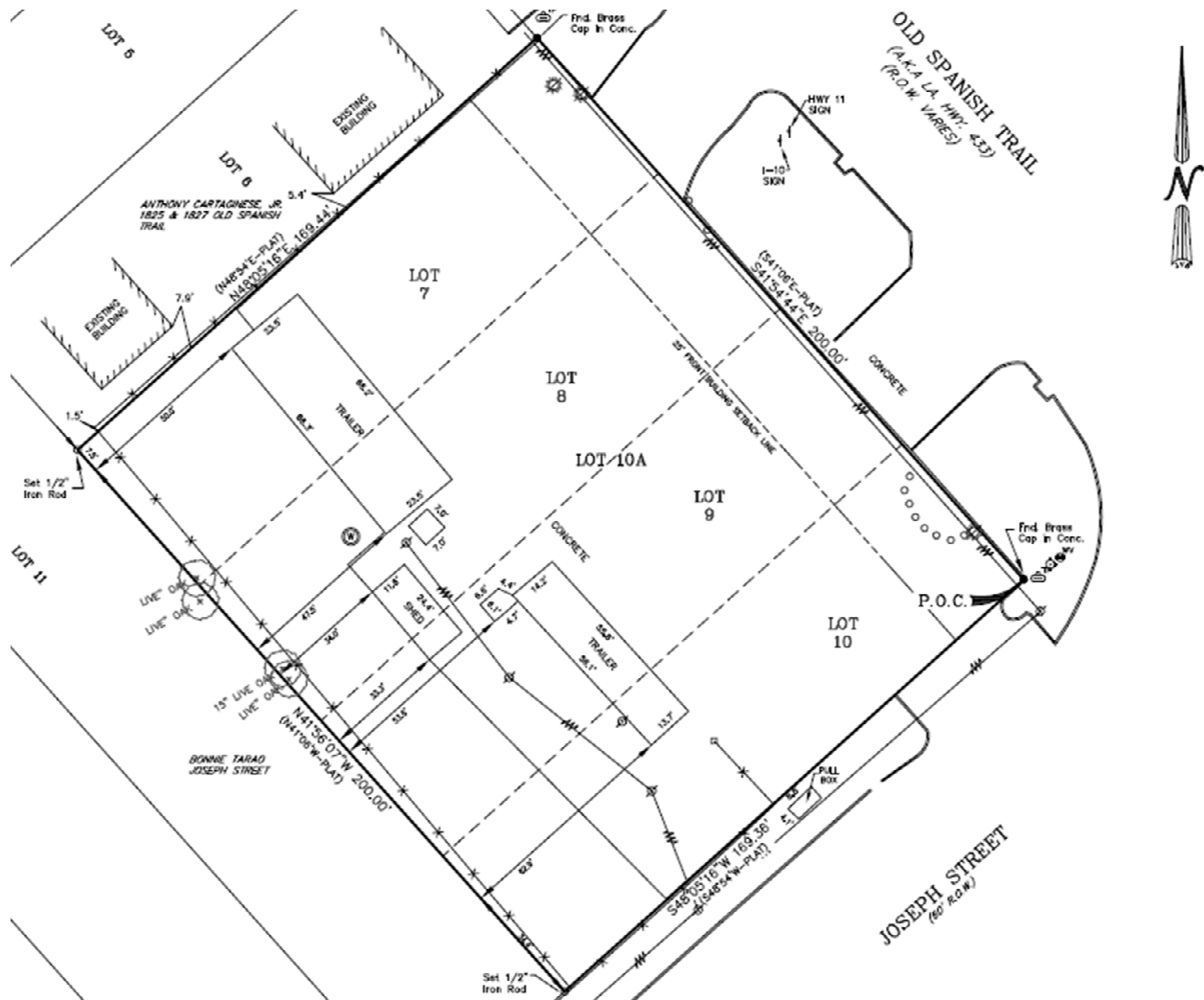


Figure 3. Proposed subdivision



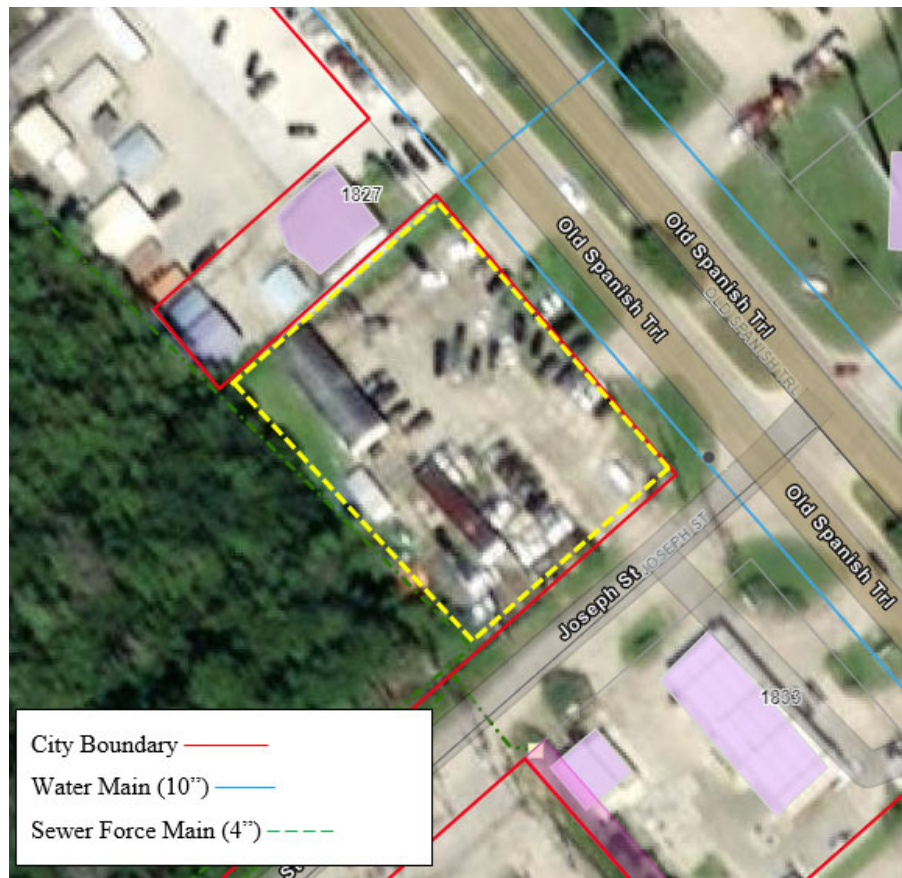


Figure 4. City Utilities

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots   Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
Lot 7		Old Spanish Trail	50	8,470
Lot 8		Old Spanish Trail	50	8,470
Lot 9		Old Spanish Trail	50	8,470
Lot 10		Old Spanish Trail	50	8,470
Lot 10A		Joseph St	169.4	33,880
C-4	Commercial Use	N/A	None	None
	Residential Use	N/A	50 min.	6,000 min