



City of Slidell, Louisiana
Zoning Commission
Agenda

October 18, 2021 immediately after Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA
Agenda packet available at myslidell.com/planning/boards/pz
For questions or to provide public comment before the meeting,
email PZ@cityofslidell.org or call (985) 646-4320 (M-F 8am to 4pm)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from September 20, 2021 (p. 2-3)
3. **Consent Calendar**
4. **Public Hearing**
 - a. **Z21-05:** A request to establish the zoning classification of property petitioned for annexation (A21-02), located at 1829 Old Spanish Trail, identified as Lots 7-10, Block 1, Lake Gardens Subd., Slidell, Louisiana; as C-4 Highway Commercial, by Amir H. Shahlai (p. 4-6)
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be November 15, 2021.



City of Slidell, Louisiana
Zoning Commission
Minutes

September 20, 2021 immediately after Planning Commission at 7:00pm
 Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chairperson Hilts at 7:17 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. **Minutes.** Motion by Mr. Rogers to approve minutes of August 16, 2021 as written; Mr. Reardon seconded. A vote of 6 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **Z21-05:** A request to establish the zoning classification of property petitioned for annexation (A21-02), located at 1829 Old Spanish Trail, identified as Lots 7-10, Block 1, Lake Gardens Subd., Slidell, Louisiana; as C-4 Highway Commercial; by Amir H. Shahlai

Mr. Rogers made a motion to approve, with a second by Mr. Grant motion passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on October 18, 2021.

4. **Public Hearing**

- a. **Z21-04:** A request to change the zoning classification of property located at 3116-3118 City Dr; identified as Lot 16, Sq 1, Sans Souci Park Subd., Slidell, Louisiana; from C-2 Neighborhood Commercial to A-8 High Density Urban; by Barbara C. Nunez-Caillouet

Chairperson Hilts opened the public hearing. Ms. Barbara C. Nunez-Caillouet, Owner/Applicant, stated that she lost a property sale because the duplex is nonconforming and could not be rebuilt if destroyed, and she would like to have the property rezoned. Commissioner Washington asked if zoning will be accepted by the loan company. Ms. Nunez-Caillouet stated yes and that there are other multi-family dwellings on the street. Chairperson Hilts closed the public hearing.

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

Mr. Washington made a motion to recommend approval, which was seconded by Mr. Grant and passed by a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.

- b. **T21-04:** A request to amend Chapter 8 Businesses and Appendix A Zoning, Part 10. Modifications and Exceptions, of the City of Slidell Code of Ordinances; to relocate and amend provisions for mobile food services and related matters; by Councilmembers Denham and Borchert

Chairperson Hilts opened the public hearing. No one from the public was present. Director Guilbeau explained that the original proposal was to move the provisions from Chapter 8 to Appendix A, but that Amendment A as per City Attorney email will keep the provisions in Chapter 8. She further explained that the substantial changes originally proposed remain, but that Amendment A also adds more language to the penalties section, and that the changes to Appendix A are only to reference the provisions in Chapter 8. Chairperson Hilts closed the public hearing.

Chairperson Hilts asked for staff's recommendation. Director Guilbeau stated that staff is not making a recommendation.

Mr. Grant made a motion to recommend approval with Amendment A, which was seconded by Mr. Washington and passed by a vote of 5 YAYS, 0 NAYS, 1 ABSTAIN.

5. **Other Business.** There was none.
6. **General and Public Comments.** There were none.
7. **Adjournment.** Meeting adjourned at 7:31 p.m. on motion by Mr. Reardon, second by Mr. Rogers, and a vote of 6 YAYS, 0 NAYS, 0 ABSTAIN.



Staff Report

Case Nos. A21-02 & 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.

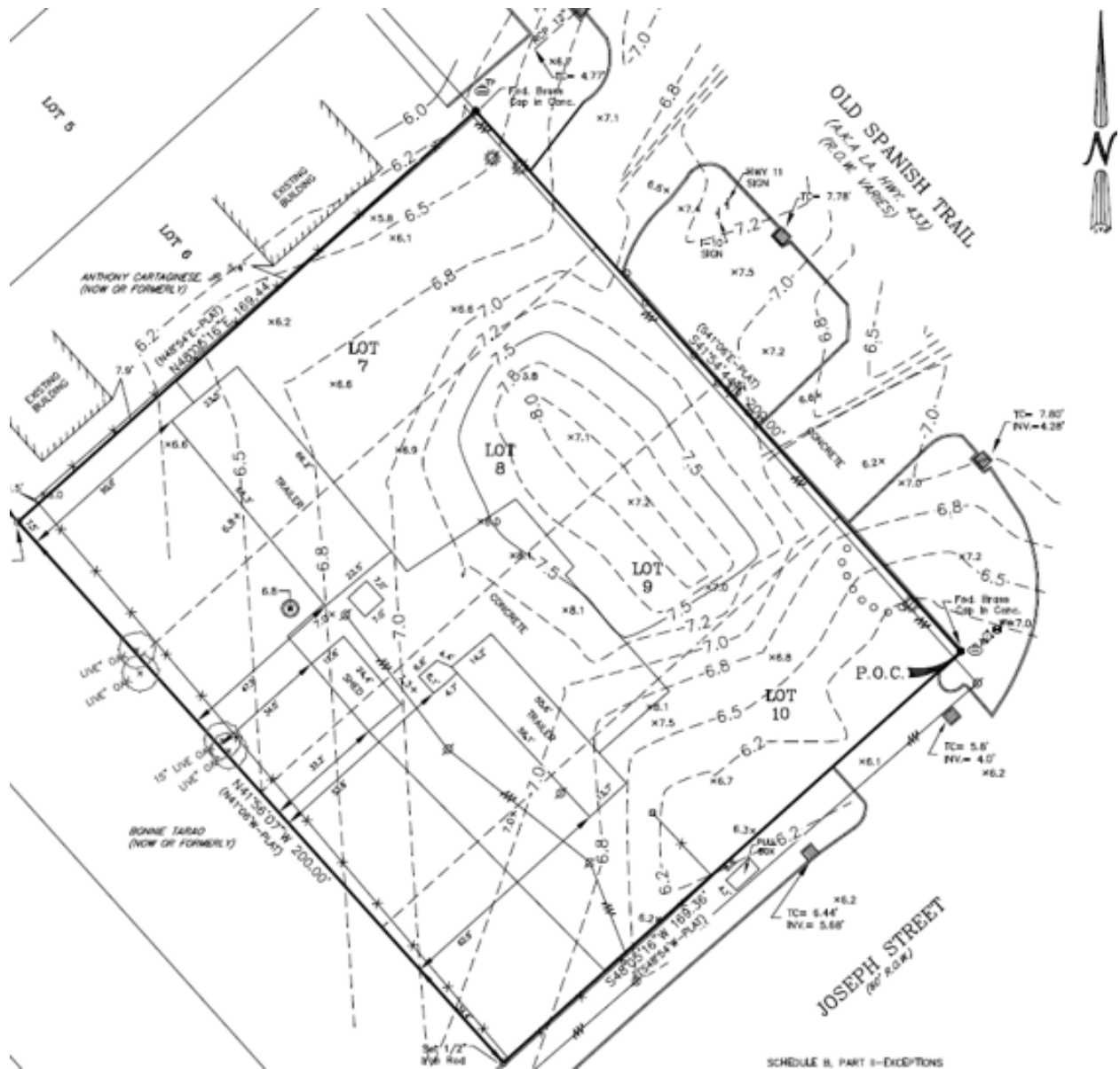


Figure 3. ALTA/NSPS Survey (2021)

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.

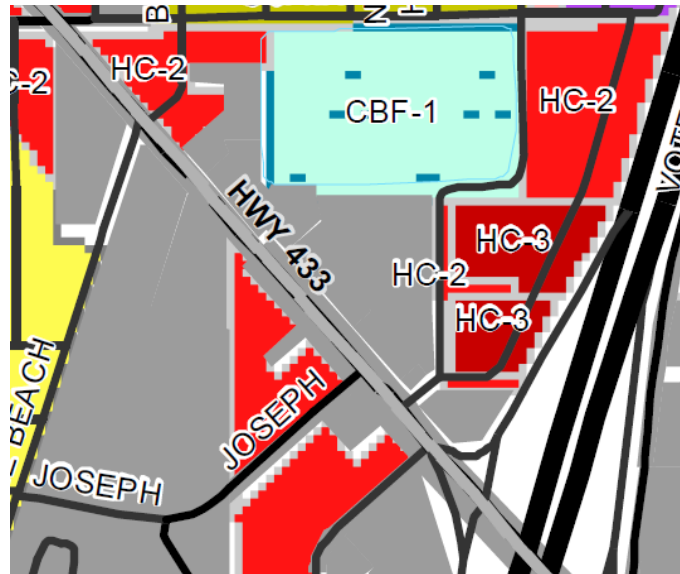


Figure 4. Parish Zoning

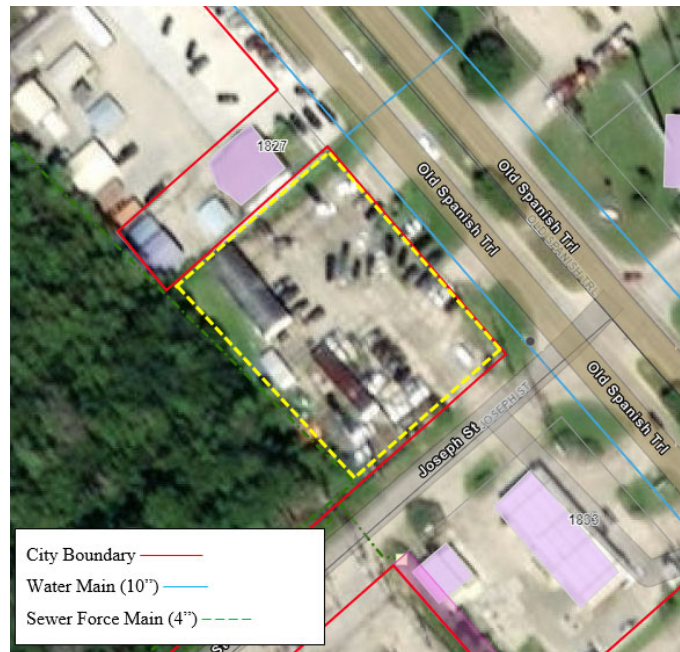


Figure 5. City water and sewer

¹ FEMA FIRM Map 225205 0535 D, Revised April 2, 1991