

1 Introduced February 28, 2023, by Councilman  
2 Borchert, seconded by Councilwoman Denham,  
3 (by request of Administration)

4 **Item No. 23-02-3465**

5 **ORDINANCE NO. 4118**

6  
7 An ordinance annexing into the City of Slidell 0.75 acres located along the  
8 eastern right-of-way line of Spanish Court, approximately 140 feet northeast of Old  
9 Spanish Trail, and establishing its City zoning classification as C-4 Highway Commercial  
10 (Cases A23-01 and Z23-02).

11 WHEREAS, the Slidell City Council received a petition from Walter and  
12 Shannon Ybos to annex into the City of Slidell 0.75 acres of property they own located  
13 along the eastern right-of-way line of Spanish Court, approximately 140 feet northeast of  
14 Old Spanish Trail, identified as Lots 1 through 10, Square 2, Central Park Subdivision, and  
15 establishing its City zoning classification as C-4 Highway Commercial; and  
16  
17

18 WHEREAS, the property is contiguous with the City; and  
19

20 WHEREAS, on December 13, 2022, the St. Tammany Parish Registrar of  
21 Voters certified that the property has ZERO (0) registered voters; and  
22

23 WHEREAS, the property is undeveloped currently used for outdoor storage;  
24 and  
25

26 WHEREAS, the property has two Parish zoning classifications – A-4 Single-  
27 family residential (Lots 1 and 2), and NC-1 Professional Office (Lots 3 through 10); and  
28

29 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property  
30 is undeveloped commercial land and needs concurrence from the Parish; and  
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32 WHEREAS, the Planning Department forwarded the petition for annexation,  
33 with concurrent establishment of City zoning, to the St. Tammany Parish Council and  
34 St. Tammany Parish Development Department via certified mail on January 16, 2023; and  
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1 **ORDINANCE NO. 4118**  
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3 **PAGE 2**

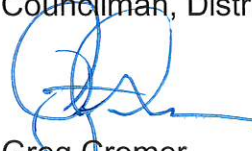
4 WHEREAS, the Slidell Director of Planning duly advertised and the Planning  
5  
6 and Zoning Commissions held public hearings on February 13, 2022 for Cases A23-01  
7 and Z23-02.  
8

9 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
10 hereby annex into the City of Slidell, into Council District A, certain property located along  
11 the eastern right-of-way line of Spanish Court, approximately 140 feet northeast of Old  
12 Spanish Trail, identified as Lots 1 through 10, Square 2, Central Park Subdivision, as  
13 shown on a survey map for Walter Ybos III, prepared by Lowe Engineers and signed by  
14 John E Bonneau, Professional Land Surveyor, on September 7, 2022, as described in the  
15 Slidell Planning Department Staff Report for cases A23-01 and Z23-02, and establish its  
16 City zoning classification as C-4 Highway Commercial  
17  
18  
19  
20  
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22 **ADOPTED** this 28<sup>th</sup> day of March, 2023.  
23

24 

25 Kenny Tamborella  
26 Vice President of the Council  
27 Councilman, District E

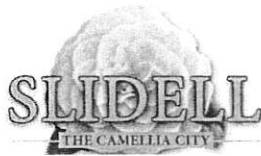
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29 Greg Cromer  
30 Mayor  
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32  
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34 Thomas P. Reeves  
35 Council Administrator  
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37  
38  
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DELIVERED	3/30/23
8:45 am	to the Mayor
RECEIVED	4/4/23
11:15 am	from the Mayor



Planning Department

Staff Report

## Case Nos. A23-01 / Z23-02

Annexation and Establishment of City Zoning Classification of  
Lots 1 through 10, Sq 2, Central Park Subdivision, Sec. A, Spanish Ct.

985.646.4320 | 250 Bouscaren St, Ste 203, Slidell, LA 70458 | [planningdept@cityofslidell.org](mailto:planningdept@cityofslidell.org) | [myslidell.com](http://myslidell.com)

**Location:** Eastern right-of-way line of Spanish Court, approx. 140 ft northeast of Old Spanish Trail (Figure 1)

**Petitioner(s):** Walter and Shannon Ybos

**Zoning:** Parish A-4 Single-family residence (Lots 1 & 2) and NC-1 Professional Office (Lots 3-10)

**Future Land Use:** Commercial

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

**Parish Concurrence:** Needed; request sent on January 16, 2023

### Planning & Zoning Commissions

**Consent Agenda:** January 9, 2023

**Public Hearing:** February 13, 2023

### City Council (tentative)

**Consent Agenda:** March 14, 2023

**Public Hearing:** April 11, 2023



Figure 1. Location map and City zoning

### Recommendations

Planning Department  
Approval

Planning & Zoning Commissions  
Approval

City Council  
To be determined

### Findings

1. The petitioned property is identified as Lots 1 through 10 of Square 2, Central Park Subdivision, Section A, contains 0.75 acres and is currently used as outdoor storage with no permanent structure (Figures 2 and 3).
2. The petitioned property has:

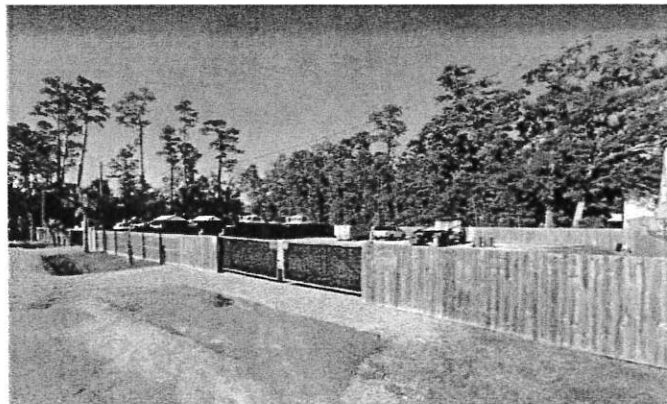


Figure 2. Street view from May 2022.

- No registered voters (Certificate of Registrar of Voters dated December 13, 2022).
  - Two non-resident property owners, all of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated December 14, 2022).
- The petitioned property is contiguous with the City's corporate limits, sharing 125 feet (24%) along its northern property line with the Amazon Distribution Center at 1914 Town Center Pkwy, which is zoned C-4. (Figure 3).
  - The subject property has two Parish zones: Lots 1 & 2, A-4 Single-family residential; and Lots 3 through 10, NC-1 Professional Office (Figure 4).
  - Adjacent properties are zoned A-4 (Parish), HC-2 (Parish), and C-4 (City). C-4 allows similar uses as HC-2; it does not allow more intense uses.
  - For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with more intense City zoning proposed. The Parish needs to concur in this annexation; the Planning Department sent a certified letter on January 16, 2023.
  - The subject property is located off a major road – Old Spanish Trail.
  - The applicants propose to establish City zoning as C-4 Highway Commercial. Other nearby properties on Spanish Court are zoned Parish HC-2 (Figure 4).
  - C-4 is appropriate for this location because of its location near a major road and proximity to other properties with the same or similar commercial zoning.
  - City water is approximately 136 feet from the southwest corner of the subject property along the northern line of Old Spanish Trail. City sewer is approximately 1,000 feet from the same corner, at the southeast corner of

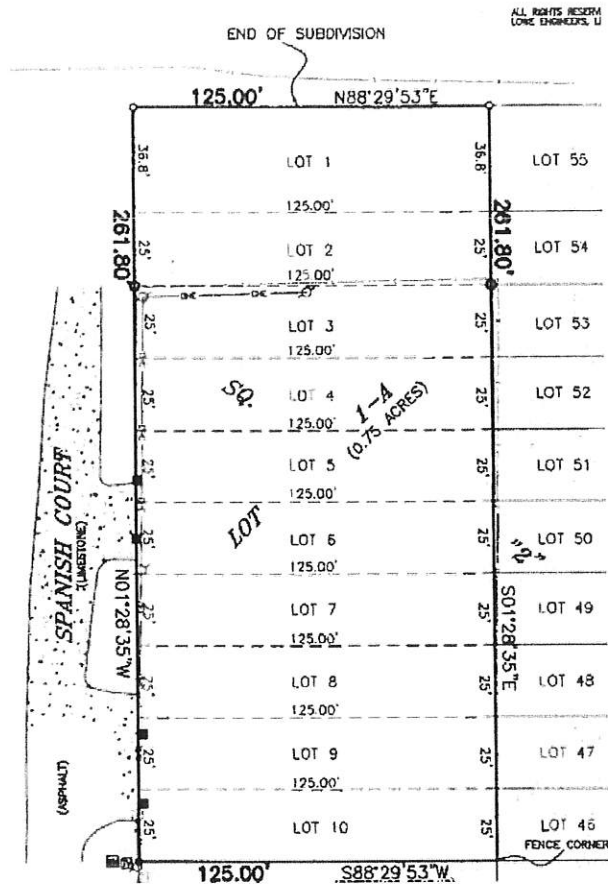


Figure 3. Property survey (2002)



Figure 4. Parish Zoning

the Old Spanish Trail and Faith Dr (Figure 5). Applicants understand any development of the property will be required to connect to City water.

11. Providing city water services along Spanish Court could promote additional annexations of commercially zoned properties, increasing revenues to the City. Expense to connect to city services is borne by the property owner of the annexed property.
12. The property is currently in an X flood zone. The proposed Preliminary Maps identifies the property within an AE 12 zone, which would, if adopted, require any development to meet the City's flood ordinances.
13. The Planning Department finds the annexation is reasonable for the following reasons:
  - Possible extension of City services.
  - Configuration of municipal boundaries to fill in gaps, follow natural boundaries.
  - Character of the area, e.g. already commercial is needed for future commercial expansion.
  - Supported by the City's Comprehensive Plan (FLUM Map, Figure 6)
14. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

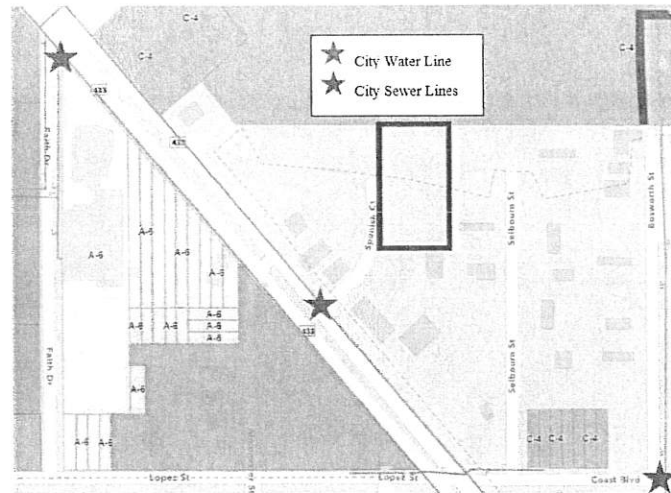
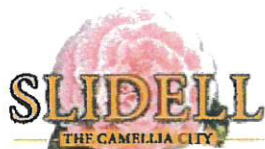


Figure 5. City water and sewer



Figure 6. City Future Land Use Map (Comp Plan 2040).





Planning Department

## Petition for ANNEXATION

250 Bouscaren St, Ste 203  
Slidell, LA 70458  
985.646.4320  
fax 985.646.4356  
planningdept@cityofslidell.org  
myslidell.com

### Petitioned Property

Street Address or other description of petitioned property, such as Lot/Subdivision or using nearest streets, streams, or other identifiable features:

Lots 1-10, Square 2, Central Park Subdivision, Section A

Acres Proposed to be Annexed: +/- 31,250 sq. ft.

Current Use: **Vacant and storage**

Current Parish Zoning District: **NC-1 and A-4A**

Proposed City Zoning District\*: **C-4**

\*Must submit separate Petition for Zoning Map Amendment

### Required Attachments

- ☒ Proof of ownership of petitioned property
- ☒ Map showing the location and measurements, and legal description, of petitioned property
- ☒ Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- ☒ Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- ☒ Fees; please speak with a Planner to confirm

Received By: <b>tba</b>	Fee <b>\$135</b>	Case # <b>A23-01</b>
Related Case(s): <b>Z23-02 S23-01</b>		

### Required Signatures and Notarization

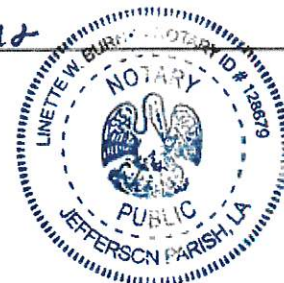
This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

SWORN TO AND SUBSCRIBED before me this **12<sup>th</sup>**  
day of **December**, 20 **22**.

*Linette W. Burns*  
Notary Public



Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Walter E. Ybos, III 429 Moonraker Drive Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>Walter E. Ybos</i> 12/12/22
Shannon M. Ybos 429 Moonraker Drive Slidell, LA 70458	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input checked="" type="checkbox"/> Own all or a part of	<i>Shannon M. Ybos</i> 12/12/22
	<input type="checkbox"/> Am registered to vote at <input type="checkbox"/> Live (reside) at <input type="checkbox"/> Own all or a part of	

# ST. TAMMANY PARISH REGISTRAR OF VOTERS



M. DWAYNE WALL, CERA  
REGISTRAR

STATE OF LOUISIANA

PARISH OF ST TAMMANY

## CERTIFICATE OF REGISTRAR OF VOTERS

I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described in the survey by Lowe Engineers Survey No. 22-140430 date September 07, 2022 and further identified as Lots 1 and 2, Square 2, Central Park Subdivision, Section A, located in Sections 23 and 44, Township 9 South, Range 14 East, Greensburg Land District, near the City of Slidell, St. Tammany Parish, Louisiana. By the records in the Registrar of Voters, office has no registered voters within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 13th day of December 2022.

Sincerely,

M. Dwayne Wall, CERA  
Registrar of Voters  
Parish of St. Tammany





# St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris  
Assessor

## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name **BOOKSH, RONALD JR** as owner for the tax year **2022** and whose address is **30 RICEGRASS PLACE, THE WOODLANDS, TX 77389** and that the following certification is applicable to the property described as follows which is proposed for annexation into the  
**City of Slidell:**

### PROPERTY DESCRIPTION

**2022 Tax Roll Assessment: Assessment Number: 94732**

**LOTS 1 2 SQ 2 CENTRAL PARK SEC A MCCLANE CITY SEC**

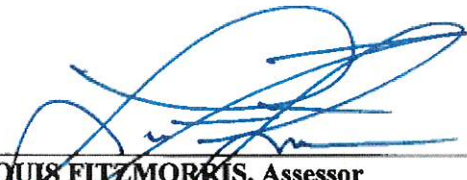
The total assessed value of all property within the above described area is  
**\$ 530 .**

II. The total assessed value of the resident property owners within the above described area is **\$ 0** and the total assessed value of the property of non-resident property owners is **\$ 530 .**

III. I do further certify that the assessed valuation of the above described tract is as follows:

**2022 ASSESSED VALUATION : \$ 530**

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the **14TH** day of **DECEMBER**, **2022**.

  
\_\_\_\_\_  
**LOUIS FITZMORRIS, Assessor**  
**TROY DUGAS, Chief Deputy Assessor**





## St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris  
Assessor

### CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2022 Tax Roll - Assessment Number 94732

OWNERS: BOOKSH, RONALD JR

30 RICEGRASS PLACE  
THE WOODLANDS, TX 77389

PROPERTY DESCRIPTION: **2022 TAX ROLL**

LOTS 1 2 SQ 2 CENTRAL PARK SEC A MCCLANE CITY SEC

I do further certify that the assessed valuation of the above described tract is as follows:

2022 VALUATION:	Land	-	530
	Improvements	-	0
TOTAL ASSESSED VALUATION			530

In faith whereof, witness my official signature and the impress of my official seal, at

Slidell, Louisiana this the 14TH day of DECEMBER, 2022.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor



# St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris  
Assessor

## ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name YBOS, WALTER E III ETUX as owner for the tax year 2022 and whose address is 429 MOONRAKER DR., SLIDELL, LA 70458 and that the following certification is applicable to the property described as follows which is proposed for annexation into the

**City of Slidell:**

### PROPERTY DESCRIPTION

**2022 Tax Roll Assessment: Assessment Number: 95392  
(New Number 123678)**

LOTS 3 4 5 6 7 8 9 10 SQ 2 CENTRAL PARK SEC A SUB

The total assessed value of all property within the above described area is  
\$ 4,285 .

II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$ 4,285 .

III. I do further certify that the assessed valuation of the above described tract is as follows:

2022 ASSESSED VALUATION :    \$ 4,285

In faith whereof, witness my official signature and the impress of my official seal, at  
Covington, Louisiana this the 14TH day of DECEMBER , 2022 .

  
\_\_\_\_\_  
**LOUIS FITZMORRIS, Assessor**  
**TROY DUGAS, Chief Deputy Assessor**



## St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center  
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris  
Assessor

### CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2022 Tax Roll - Assessment Number 95392

OWNERS: YBOS, WALTER E III ETUX

429 MOONRAKER DR.  
SLIDELL, LA 70458

PROPERTY DESCRIPTION: **2022 TAX ROLL**


LOTS 3 4 5 6 7 8 9 10 SQ 2 CENTRAL PARK SEC A SUB

I do further certify that the assessed valuation of the above described tract is as follows:

2022 VALUATION:	Land	-	4,285
	Improvements	-	0
TOTAL ASSESSED VALUATION			4,285

In faith whereof, witness my official signature and the impress of my official seal, at

Slidell, Louisiana this the 14TH day of DECEMBER, 2022.

  
\_\_\_\_\_  
LOUIS FITZMORRIS, Assessor  
TROY DUGAS, Chief Deputy Assessor