



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

**October 16, 2023 immediately after Planning Commission at 7:00pm**  
**First Floor, City Hall Meeting Room, 2055 Second St, Slidell, LA**

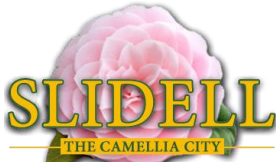
Agenda packet available at [myslidell.com/planning/boards/pz](https://myslidell.com/planning/boards/pz)  
For questions or to provide public comment before the meeting,  
email [PZ@cityofslidell.org](mailto:PZ@cityofslidell.org) or call (985) 646-4320 (M-F 8am to 4:30pm)



SCAN ME  
for the  
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from September 18, 2023
3. **Consent Calendar**
4. **Public Hearing**
  - a. **Z23-08:** A request to establish the zoning classification of property petitioned for annexation (A23-04), located at the termination of Selbourne Ave on the northwest side of the street; identified as Lots 53, 54, and 55, Square 2, Central Park Subdivision, Section A; as C-4 Highway Commercial; by Walter E Ybos III, and Shannon M Ybos, Owners
  - b. **T23-01:** A request by Administration to repeal and replace current Sign Code regulations with a comprehensive update that improves Code navigation, enforcement, and interpretation, while also updating standards related to the treatment of electronic display, billboards, murals, and enforcement provisions.
  - c. **T23-02:** A request by Administration to update Tree Preservation, Landscape, and Public Tree Management regulations to reflect best practices and industry standards, to improve application development and review, and streamline code interpretation and administration.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

*The next Zoning Commission meeting will be November 20, 2023.*



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

September 18, 2023 immediately after Planning Commission at 7:00pm  
City Hall Meeting Room, 2055 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:02 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Landon Washington, Vice Chair  
Sandy Hicks  
Eric Shives

**Commissioners Not Present**

Lance Grant  
Gayle Green  
Michael Newton

**Staff Present**

Theresa Alexander, Planner  
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Shives to approve minutes of August 21, 2023 as written; Commissioner Hicks seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- a. **Z23-08:** A request to establish the zoning classification of property petitioned for annexation (A23-04), located at the termination of Selbourne Ave on the northwest side of the street; identified as Lots 53, 54, and 55, Square 2, Central Park Subdivision, Section A; as C-4 Highway Commercial; by Walter E Ybos III, and Shannon M Ybos, Owners.

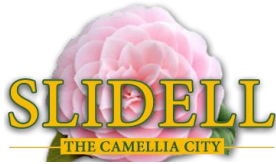
Vice Chair Washington made a motion to approve, with a second by Commissioner Shives. Motion passed by a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN. This item will be on Public Hearing on October 16, 2023.

4. **Public Hearing**

- a. **T23-01:** A request by Administration to repeal and replace current Sign Code regulations with a comprehensive update that improves Code navigation, enforcement, and interpretation, while also updating standards related to the treatment of electronic display, billboards, murals, and enforcement provisions.

Introduced by Chair Reardon, who stated that the Commission could not properly rule on this in the absence of Director McElmurray. Commissioner Shives made a motion to table **T23-01** until the October 16, 2023 meeting. Commissioner Hicks seconded, and the motion to table passed with a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

- b. **T23-02:** A request by Administration to update Tree Preservation, Landscape, and Public Tree Management regulations to reflect best practices and industry standards, to improve application development and review, and streamline code interpretation and administration.



Introduced by Chair Reardon, who stated that the Commission could not properly rule on this in the absence of Director McElmurray. Commissioner Hicks made a motion to table **T23-02** until the October 16, 2023 meeting. Commissioner Shives seconded, and the motion to table passed with a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

**5. Other Business**

- a. Vote to change the December 18, 2023 meeting to December 11, 2023.

Introduced by Chair Reardon. A motion to approve was made by Vice Chair Washington, seconded by Commissioner Hicks. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN changed the date of the December 18, 2023 Zoning Commission meeting to December 11, 2023

**6. General and Public Comments**

Planner Theresa Alexander informed the Commission that she met with Mary Lou Hilts regarding the Presentation in her honor at the September 26, 2023 City Council meeting. Ms. Hilts requested that the Presentation be postponed until the October 24, 2023 City Council meeting. Theresa also mentioned that she interviewed Ms. Hilts for the Proclamation.

**7. Adjournment**

Meeting adjourned at 7:11 p.m. on motion by Vice Chair Washington, seconded by Commissioner Shives, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

**Location:** Western right-of-way line of Selbourn St, approx. 660 ft North of Coast Blvd (Figure 1)

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

**Zoning:** Parish A-4 Single-family residence

**Future Land Use:** Commercial

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

**Parish Concurrence:** Needed; request sent on August 23, 2023, hearing on October 5, 2023

**Planning & Zoning Commissions**

**Consent Agenda:** September 18, 2023

**Public Hearing:** October 16, 2023

**City Council (tentative)**

**Consent Agenda:** October 24, 2023

**Public Hearing:** November 28, 2023

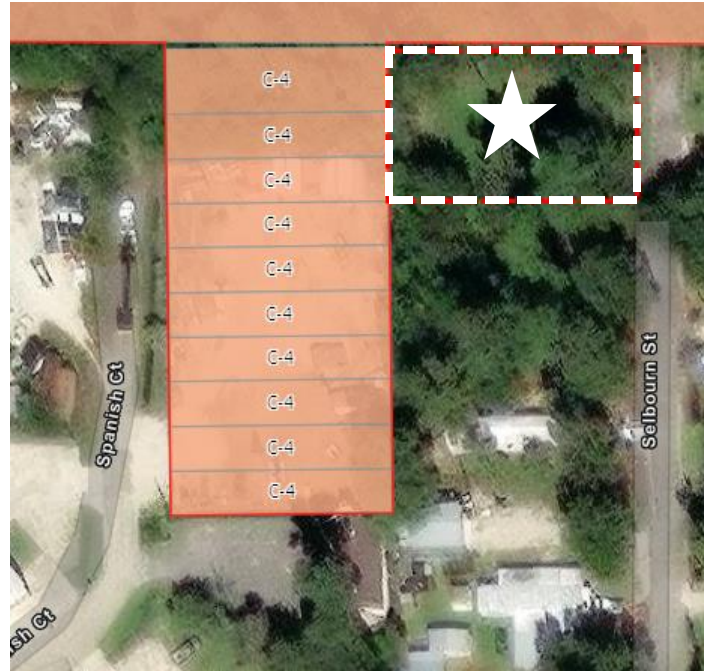


Figure 1. Location map and City zoning

**Recommendations**

Planning Department	Planning & Zoning Commissions	City Council
Approval	Pending	Pending

**Findings**

1. The petitioned property is identified as Lots 53, 54 and 55 of Square 2, Central Park Subdivision, Section A, contains 0.25 acres and is currently vacant property (**Figures 2 and 3**).
2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated August 21, 2023).
  - Two non-resident property owners, all of which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated August 22, 2023).
3. The petitioned property is 50% contiguous with the City’s corporate limits, sharing 125 feet along its northern property line with the Amazon Distribution Center at 1914 Town Center Pkwy, and 86.8 with property recently annexed along Spanish Court, all of which is zoned C-4. (**Figure 3**).

4. The subject property is currently zoned Parish A-4 Single-family residential. The rezoning to City C-4 Highway Commercial is an intensification of zoning (**Figure 4**).
5. Adjacent properties are zoned A-4 (Parish) and C-4 (City) (**Figure 1**).
6. 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 to this annexation; the Planning Department forwarded the request for concurrence on August 23, 2023, which has been set for public hearing before Parish Council on October 5, 2023.
7. The subject property is located off a major road – Coast Blvd and Old Spanish Trail.
8. The applicants propose to establish City zoning as C-4 Highway Commercial, combining it for development with properties recently annexed and zoned C-4 on Spanish Court. Other properties along Selbourn St are zoned Parish A-4 Single-family residential (**Figure 4**).
9. C-4 is appropriate for this location because of its location near a major arterial road and proximity to other properties with the same or similar commercial zoning on 50% of the property boundary.
10. City water is approximately 600 feet from the subject property south to Coast Blvd. City sewer is not within a distance to allow connection (**Figure 5**). Applicants understand any development of the property will be required to connect to the local water.
11. The property is currently in an X flood zone. The proposed Preliminary Maps identify the property within an AE 12 zone, which would, if adopted, require any development to meet the City's flood ordinances.
12. 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.
  - The commercial character of the area is needed for future commercial expansion.
  - Supported by the City's Comprehensive Plan (FLUM Map, **Figure 6**)
13. The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

Figures



Figure 2 – Street View from Jan. 2019

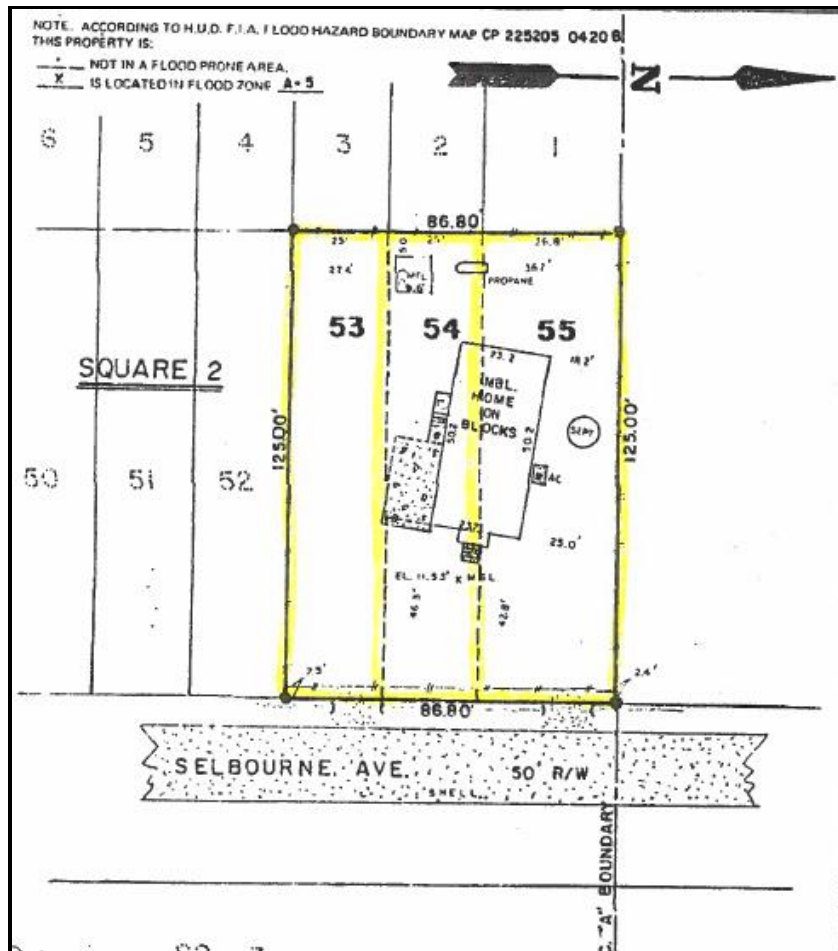


Figure 3. Property survey (1984)



**Figure 4. Parish Zoning**



Figure 5. City water and sewer



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