



City of Slidell, Louisiana
Zoning Commission
Agenda

February 17, 2025 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 4:30pm)



SCAN ME
for the
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from January 13, 2025
3. **Consent Calendar.** This item will be scheduled for a public hearing on March 17, 2025.
 - a. **Z21-01:** A request to amend the zoning map for property located at 250 Strawberry Street; identified as a 7.286-acre parcel located in Lot 4 of Section 3, Township 9 South, Range 14 East; from A-6 Single-Family Urban to M-2 Light Industrial
 - b. **Z25-03** An ordinance revoking the Planning Unit Development (PUD) designation for 14.52 acres of property referred to as Highland Park as provided for in Ordinance 3339 in 2006 and Ordinance 3412 in 2007, and rezoning the undeveloped parcels as A-8 High Density Urban.
4. **Public Hearing**
 - a. NONE.
5. **Other Business**
 - a.
6. **General and Public Comments**
7. **Adjournment**

The next Zoning Commission meeting will be March 17, 2025.



City of Slidell, Louisiana
Zoning Commission
Minutes

January 13, 2025 immediately following Planning Commission at 7:00pm
Council Chambers, 2045 2nd St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:15 p.m.

Commissioners Present

Richard Reardon, Chair
Landon Washington, Vice Chair
Chad Duffaut, Jr.
Eric Shives

Commissioners Not Present

Gayle Green
Sandy Hicks
Michael Newton

Staff Present

Danny McElmurray, Planning Director

2. **Minutes.** Motion by Vice Chair Washington to approve minutes of December 9, 2024 as written; Commissioner Duffaut seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**-There were no Consent Calendar items for this meeting.

4. **Public Hearing**-There were no public hearings for this meeting.

5. **Other Business**

a. **Unified Development Code Update**

Director McElmurray gave the Commission a brief update on the UDC.

6. **General and Public Comments.** There were none.

7. **Adjournment.** Meeting adjourned at 7:16 p.m. on motion by Vice Chair Washington, seconded by Commissioner Shives, and a vote of 4 YAYS, 0 NAYS, 0 ABSTAIN.

1 Introduced _____ by Councilperson
2 _____, seconded by Councilperson
3 _____, (by request of Administration)

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5 **Item No.** ____ - ____ - ____
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8 **ORDINANCE NO.** _____
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10 An ordinance revoking the Planning Unit Development (PUD) designation for 14.52
11 acres of property referred to as Highland Park, as provided for in Ordinance 3339
12 in 2006 and Ordinance 3412 in 2007, and rezoning the undeveloped parcels as A-
13 8 High Density Urban.
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15 WHEREAS, the Slidell City Council received a petition from Southeast
16 Investments, Inc. and Thieny Gaubert, 111, et al, to annex and zone 10.375 acres of land
17 from Parish A-4 Single Family to City Planned Unit Development (PUD) which was
18 approved and adopted on the 22nd day of August, 2006; and

19 WHEREAS, the Slidell City Council received a petition from Southeast
20 Investments, Inc. to zone 14.52 acres of land to City Planned Unit Development (PUD)
21 which was approved and adopted on the 24th day of July, 2007; and

22 WHEREAS, said property is located in Highland Park Subdivision adjacent to
23 Westchester Estates located in portions of Squares 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, and
24 21; and

25 WHEREAS, the Slidell Planning and Zoning Commission had issued a favorable
26 recommendation in 2006 for said annexation (A05-15) and zoning (Z05-22); and

27 WHEREAS, conditions of approval of the 43-lot development included
28 requirements for average lot size, street widths and materials, utility connections, 1600
29 square foot minimum home living area, driveways, building setbacks, fill, tree planting,
30 and stormwater detention; and

31 WHEREAS, Municipal Code Appendix A Part 2 Section 2.1507(a) provides that a
32 property owner who has received preliminary plan approval from the city council for a
33 PUD plan has one year from the date of approval by the council in which to obtain final
34 plan approval by ordinance of the city council and that if a PUD plan has not received
35 final plan approval within one year from the date that it received preliminary plan approval
36 from the city council, the preliminary plan shall become null and void.
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38 WHEREAS, the PUD plan did not received final plan approval within one year from
39 the date that it received preliminary plan approval from the City Council, which renders
40 the PUD designation null and void per Section 2.1507(a).

41 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the 14.52
42 acres of Highland Park Subdivision be rezoned from Planned Unit Development (PUD)
43 to A-8 High Density Urban as shown on the preliminary PUD layout map as prepared by
44 JV Burkes & Associates and dated 20 December 2006 and incorporated herein.

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46 **ADOPTED** this __ day of _____, 2025.

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Megan Haggerty
President of the Council
Councilwoman, District C

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Bill Borchert
Mayor

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Thomas P. Reeves
Council Administrator

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DELIVERED <i>to the Mayor</i>
RECEIVED <i>from the Mayor</i>

J. V. Burkes & Associates, Inc.

1805 Hwy. 190 East - Fremaux Ave. Slidell, La. 70458

phone (985) 649-0075 • fax (985) 649-0154

Engineering • Surveying • Environmental

December 19, 2006

corrected May 8, 2007

LEGAL DESCRIPTION

14.52 ACRES ±

PORTIONS OF SQUARES 4, 5, 6, 7, 8, 9,

16, 17, 18, 19, 20 and 21

HIGHLAND PARK S/D

SECTION 44 - TOWNSHIP 9 SOUTH - RANGE 14 EAST

CITY OF SLIDELL, SAINT TAMMANY PARISH, LOUISIANA

A certain parcel of land, lying and situated in Highland Park S/D, city of Slidell, Section 44, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the Point of Beginning, the intersection of the west r/w line of Bridge Drive and the south r/w line of Lopez Street, thence go

South 89 Degrees 55 minutes 15 seconds East – 50.00 feet to the northwest corner of said Square 9. Thence

South 00 Degrees 13 minutes 36 seconds West – 50.00 feet along the east r/w line of Bridge Drive to the southwest corner of Lot 2, said Square 9. Thence

North 89 Degrees 55 minutes 15 seconds East – 110.00 feet to the corner common to Lots 2, 3, 18 and 19, said Square 9. Thence

South 00 Degrees 13 minutes 35 seconds West – 75.00 feet to the corner common to Lots 5, 6, 15 and 16, Square 9. Thence

South 89 Degrees 55 minutes 16 seconds East – 109.68 feet to the front corner common to Lots 15 and 16, Square 9 on the west r/w line of Arbor Street. Thence

North 00 Degrees 22 minutes 26 seconds East – 125.00 feet along the west r/w line of Arbor Street to the northeast corner of Lot 20, Square 9 on the south r/w line of Lopez Street. Thence

South 88 Degrees 27 minutes 40 seconds East – 50.00 feet along said west r/w line to the northwest corner of Lot 1, Square 16 on the east r/w line of Arbor Drive. Thence

South 00 Degrees 01 minute 27 seconds East – 62.38 feet along said r/w line to the center of Lot 3, Square 16. Thence

South 89 Degrees 56 minutes 58 seconds East – 110.03 feet along the Lot 3 dividing line to a point on the interior line of Lot 18, Square 16. Thence

South 00 Degrees 03 minutes 02 seconds West – 62.50 feet to the corner common to Lots 5, 6, 15 and 16, Square 16. Thence

North 89 Degrees 58 minutes 51 seconds East – 109.82 feet to the front corner common to Lots 15 and 16, Square 16 on the west r/w line of Plum Drive. Thence

North 00 Degrees 06 minutes 07 seconds East – 124.92 feet along said r/w line to the northeast corner of Lot 20, Square 16 on the south r/w line of Lopez Street. Thence

North 89 Degrees 59 minutes 51 seconds East – 49.97 feet along said south r/w line to the east r/w line of Plum Drive to the northwest corner of Lot 1, Square 21. Thence
South 01 Degree 32 minutes 07 seconds East – 50.00 feet along said east r/w line to the front corner common to Lots 2 and 3, Square 21. Thence
South 89 Degrees 55 minutes 52 seconds East – 110.00 feet to the corner common to Lots 2, 3, 18 and 19, Square 21. Thence along the center dividing line of Square 21
South 02 Degrees 01 minute 34 seconds East – 75.12 feet to the corner common to Lots 5, 6, 15 and 16. Thence
South 00 Degrees 19 minutes 06 seconds West – 75.00 feet to the corner common to Lots 8, 9, 12 and 13. Thence
South 00 Degrees 04 minutes 12 seconds East – 90.08 feet along the center dividing line of Square 21 to the center dividing line of Square 20 and the corner common to Lots 1 and 20. Thence
South 00 Degrees 08 minutes 32 seconds West – 249.79 feet along the center dividing line of Square 20 and corner common to Lots 10 and 11. Thence
South 00 Degrees 00 minutes 05 seconds East – 40.00 feet to the center dividing line of Square 19 and corner common to Lots 1 and 22. Thence
South 00 Degrees 09 minutes 05 seconds West – 243.08 feet along said center dividing line of Square 19 to a point of departure. Thence
South 87 Degrees 23 minutes 49 seconds West – 820.60 feet to a point on the western boundary of Highland Park S/D. Thence
North 00 Degrees 12 minutes 38 seconds East – 232.29 feet to the common western corner to Lots 2 and 3, Square 6. Thence
South 89 Degrees 55 minutes 16 seconds East – 114.00 feet to the common front corner to Lots 2 and 3, Square 6 on the west r/w line of Bridge Drive. Thence
North 00 Degrees 12 minutes 40 seconds East – 50.01 feet along said r/w line to intersection with the south r/w line of DeSoto Street. Thence
North 89 Degrees 55 minutes 15 seconds West – 114.00 feet along said south r/w line to the a point on the western boundary of Highland Park S/D. Thence
North 00 Degrees 13 minutes 36 seconds East – 330.00 feet along said west boundary to a point. Thence
North 01 Degree 22 minutes 20 seconds East – 200.05 feet along said west boundary to the southwest corner of Lot 2, Square 4. Thence
South 89 Degrees 55 minutes 15 seconds East – 110.00 feet to the southeast corner of said Lot 2 on the west r/w line of Bridge Drive. Thence
North 00 Degrees 13 minutes 36 seconds East – 50.00 feet along said r/w line to the Point of Beginning.

Containing 14.52 acres of land more or less, being portions of Squares 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20 and 21, lying and situated in Highland Park S/D, city of Slidell, Section 44, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana.