

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

March 17, 2025 immediately after Planning Commission 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 4:30pm)



SCAN ME  
for the  
ZC website

1. **Call to Order and Roll Call**
2. **Minutes.** Approve minutes from February 17, 2025
3. **Consent Calendar.** These items will be scheduled for a public hearing on April 21, 2025.
  - a. **Z25-02:** A request to amend the zoning map for property located at 3465 Pontchartrain Drive; identified as Lot 1-A on a resubdivision plat recorded in the Parish Land Records under Map File 1367; from C-2 Neighborhood Commercial to C-4 Highway Commercial
  - b. **CU25-01:** A request for a Conditional Use Permit for an outside storage yard located at 3465 Pontchartrain Drive, identified as Lot 1-A on a resubdivision plat recorded in the Parish Land Records under Map File 1367.
4. **Public Hearing**
  - a. **Z25-01:** 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.
5. **Other Business**
  - a.
6. **General and Public Comments**
7. **Adjournment**

*The next Zoning Commission meeting will be April 21, 2025.*



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

February 17, 2025 immediately after Planning Commission at 7:00pm  
Council Chambers, 2045 2<sup>nd</sup> St, Slidell, LA

1. **Call to Order and Roll Call.** Meeting called to order by Chair Reardon at 7:34 p.m.

**Commissioners Present**

Richard Reardon, Chair  
Landon Washington, Vice Chair  
Chad Duffaut, Jr.  
Sandy Hicks  
Gayle Green  
Michael Newton  
Eric Shives

**Commissioners Not Present**

**Staff Present**

Danny McElmurray, Planning Director  
Erica Smith, Planning Secretary

2. **Minutes.** Motion by Commissioner Green to approve minutes of January 13, 2025 as written; Vice Chair Washington seconded. A vote of 7 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

3. **Consent Calendar**

- 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.

Commissioner Duffaut made a motion to accept the Consent Calendar, with a second by Commissioner Hicks. Motion passed by a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN. These items will be on Public Hearing on March 17, 2025.

4. **Public Hearing**

N/A

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 7:42 p.m. on motion by Commissioner Shives, seconded by Commissioner Green, and a vote of 7 YAYS, 0 NAYS, 0 ABSTAIN.



**STAFF REPORT**

**Case No. Z25-01**

Zoning Map Amendment from A-6 to M-2 for property located at  
250 Strawberry Street

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

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**Location:** 250 Strawberry Street (**Figure 1**)

**Owner/Applicant:** Western Tampa LLC

**Zoning:** A-6 Single-Family Urban

**Future Land Use:** Industry/Employment (**Figure 2**)

**Request:** Rezone from A-6 to M-2 Light Industrial

**Zoning Commission**

**Consent Agenda:** February 17, 2025

**Public Hearing:** March 17, 2025

**City Council (tentative)**

**Consent Agenda:** March 25, 2025

**Public Hearing:** April 8, 2025

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**RECOMMENDATIONS**

**Planning Department**

Approval

**Zoning Commission**

To be determined

**City Council**

To be determined

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**FINDINGS**

1. The subject property is currently developed and operating as an industrial use with a complex composed of warehouses and outdoor storage (**Figure 3**).
2. The subject property has been within the City of Slidell since before November 4, 1986.
3. The subject property is located at the northern limits of Strawberry Street (**Figure 4**) and is bordered by Parish roadways identified as Addis Road and Sailor Street.
4. Zoning and use of property within about 300 feet of the subject property is as follows (**Figure 1**):
  - To the north, Parish S-1 Suburban Residential partially developed with residential dwellings;
  - To the east lies the Norfolk Southern Railway;
  - To the west (N. Carnation St) and south (Strawberry St), M-2 Light Industrial with industrial use developments.
5. The A-6 zoning district (current) allows the following uses: single and multi-family residential, and various civic uses. No industrial use is allowed, creating a non-conforming use for the current occupancy.
6. The proposed M-2 zoning district allows the following uses: Assembly, Retailing, Wholesaling, Research Services, and Manufacturing as a conditional use.
7. Comparing the uses allowed in M-2 to those allowed in A-6, the proposed zoning designation is appropriate for the current use of the property and the area in which it is located.

8. The property contains 7.277 acres and supports its own drainage with an onsite pond (**Figure 4**).
9. The property is located in a special flood hazard area, in flood zone AE13. The land has an elevation of approximately 12 feet.
10. The Planning Department recommends approving the rezoning request for the following reasons:
  - Proposed zoning of M-2 is more appropriate for the current industrial use and would have minimum impact on the existing development on this section of Strawberry St.
  - Proposed zoning of M-2 meets the zoning as defined in the Comprehensive Plan 2040 Future Land Use.
  - As the current use has not been modified in decades, impacts to the adjacent zoning and use areas are minimum.
  - Properties within the City limits and in the immediate area are all zoned as M-2.

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## FIGURES

*Figure 1. Subject Property Aerial and current Zoning.*



Figure 2. Future Land Use Map (Comp Plan 2040)

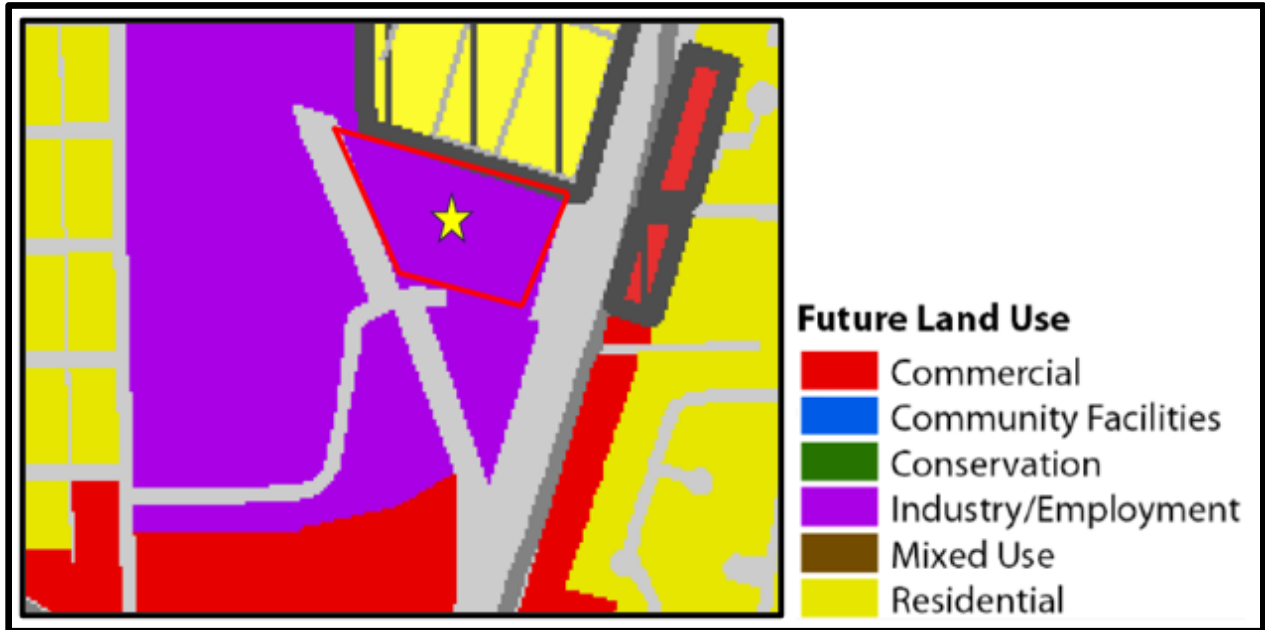


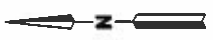
Figure 3. Street View



*Figure 4. Boundary and Major Planimetric Features (10/24/2024)*

**See the Following Page**

**ST. TAMMANY PARISH, LOUISIANA**  
**T-9-S R-14-E**  
**SECTION 3**



**NOTES:**  
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 4. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 5. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 7. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 8. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 9. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.  
 10. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA SURVEYING ACT, AS AMENDED, AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.



SOURCE: U.S. GEOLOGICAL SURVEY QUADRAVE MAP "SULLIVAN, LA", 8000 SERIES  
 VERTICAL MAP

**WESTERN TAMPA LLC TRACT**

POINT	BEARING	DISTANCE
1	S 89° 58' 12" W	112.00
2	S 89° 58' 12" W	112.00
3	S 89° 58' 12" W	112.00
4	S 89° 58' 12" W	112.00
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**LEGEND**

STRUCTURE	BUILDING	CONCRETE	LEVEE	POND
[Blue Box]	[Green Box]	[Pink Box]	[Orange Box]	[Blue Box]



THIS DRAWING IS THE PROPERTY OF HYDRO CONSULTANTS, INC. AND ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF HYDRO CONSULTANTS, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES, OR FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN PERMISSION OF HYDRO CONSULTANTS, INC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

**WESTERN TAMPA LLC**

**7.277 ACRE TRACT**  
**BOUNDARY AND**  
**MAJOR PLANIMETRIC FEATURES**

ST. TAMMANY PARISH, LOUISIANA

**Hydro**  
**Consultants, inc.**

1001 PINEAPPLE AVENUE, SUITE 100  
 METairie, LA 70002

DRAWN: WAM  
 CHECKED: BL  
 APPROVED: CBL

OCTOBER 24, 2024

DWG. NO. C09-602-02



**STAFF REPORT**

**Case No. Z25-03**

Revocation of Planned Unit Development and Rezoning, known as  
Highland Park PUD

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

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**Location:** South of Lopez St, West of Peach Tree St; North of Poplar Dr, and East of Rama Dr (**Figure 1**)

**Owner:** Southeast Investments, Inc. and Thierry Gaubert III, et al.

**Applicant:** City of Slidell

**Existing Zoning:** Planned Unit Development

**Future Land Use:** Residential (**Figure 2**)

**Request:** Revocation of Planned Unit Development and Rezone property as A-8 High Density Urban

**Zoning Commission**

**Consent Agenda:** February 17, 2025

**Public Hearing:** March 17, 2025

**City Council (tentative)**

**Consent Agenda:** March 25, 2025

**Public Hearing:** April 8, 2025

---

**RECOMMENDATIONS**

**Planning Department**

Approval

**Zoning Commission**

To be determined

**City Council**

To be determined

---

**BACKGROUND**

1. The property identified as Highland Park Subdivision was approved in 1927. (**Figure 3**).
2. A request to annex 10.375 acres of the Highland Park Subdivision was approved by City Council under Ordinance No. 3339, as included in this report. As part of this request, the property owners requested a City zoning designation as Planned Unit Development.
3. A subsequent petition from Southeast Investments, Inc. to zone 14.52 acres of land to Planned Unit Development (PUD) which was approved by the City Council under Ordinance No. 3412, as included with this report.
4. Following City zoning ordinances, the Planned Unit Development (Preliminary) must be designed to encourage and allow creative design and provide efficient use of the land. (App. A, 2.15).
5. As outlined in Section 2.15 of the City’s Code of Ordinances, a zoning classification is granted (Ord. 3339); a preliminary plat is submitted to the City Engineering and Planning Director for review and approval. At this point, a preliminary plan outlining the requirements specified in Section 2.1505 and 2.1506 is submitted.



6. Property owners submitted the Preliminary Plan which was reviewed and approved by Ordinance No. 3412 on July 24, 2007, which outlined the development standards, zoning regulations, and regulations applicable to the PUD Zoning District (App. A, 2.15).
- 

#### **FINDINGS**

7. As of this date, no action has been taken on the required improvements and development within the Highland Park PUD. **(Figure 4)**
  8. Section 2.1508 of the PUD regulations requires a Final Plat and Subdivision Plat with the PUD Documents be recorded within the land records of St Tammany Parish. This requirement has not been met.
  9. Section 2.1508 also requires construction of the approved development, with each area of construction obtaining Certificates of Occupancy, within two years from the date of the final PUD Ordinance (July 24, 2007). No development has occurred, so this requirement has not been met.
- 

#### **FINAL ACTIONS**

10. Having found that no action has been taken to move forward with the Highland Park PUD within the required deadlines, the Planning Department recommends revoking the zoning designation of this PUB, and requests the subject properties be zoned A-8 High Density Urban.
- 

#### **FIGURES**

Figure 1. Location Aerial



Figure 2. Future Land Use Map (Comp. Plan 2040)

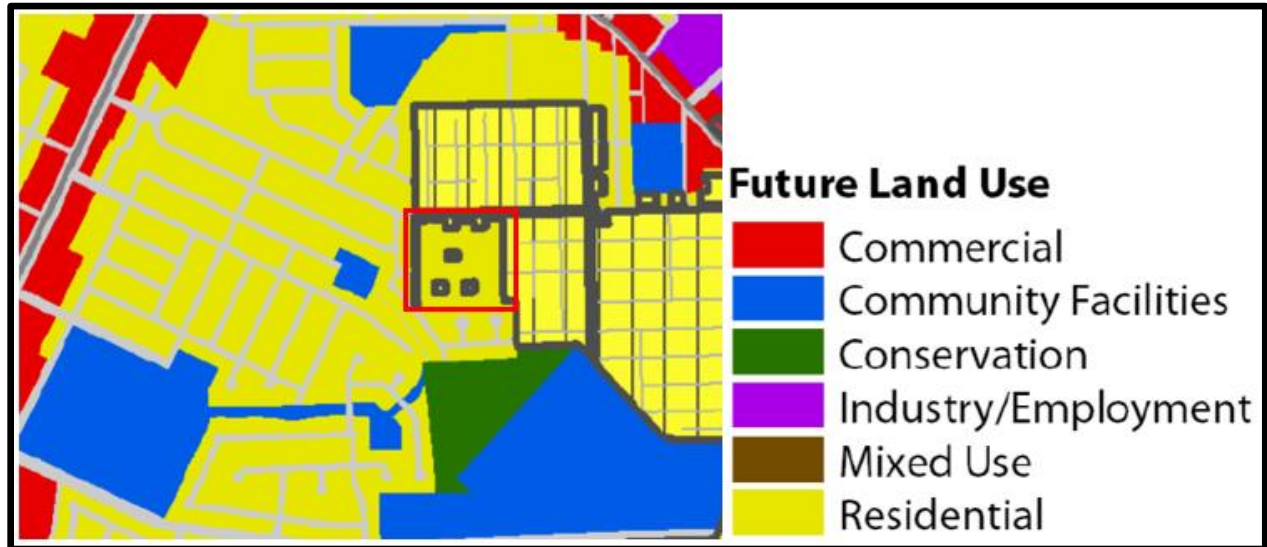


Figure 3. Highland Park Subdivision with PUD (excerpt)

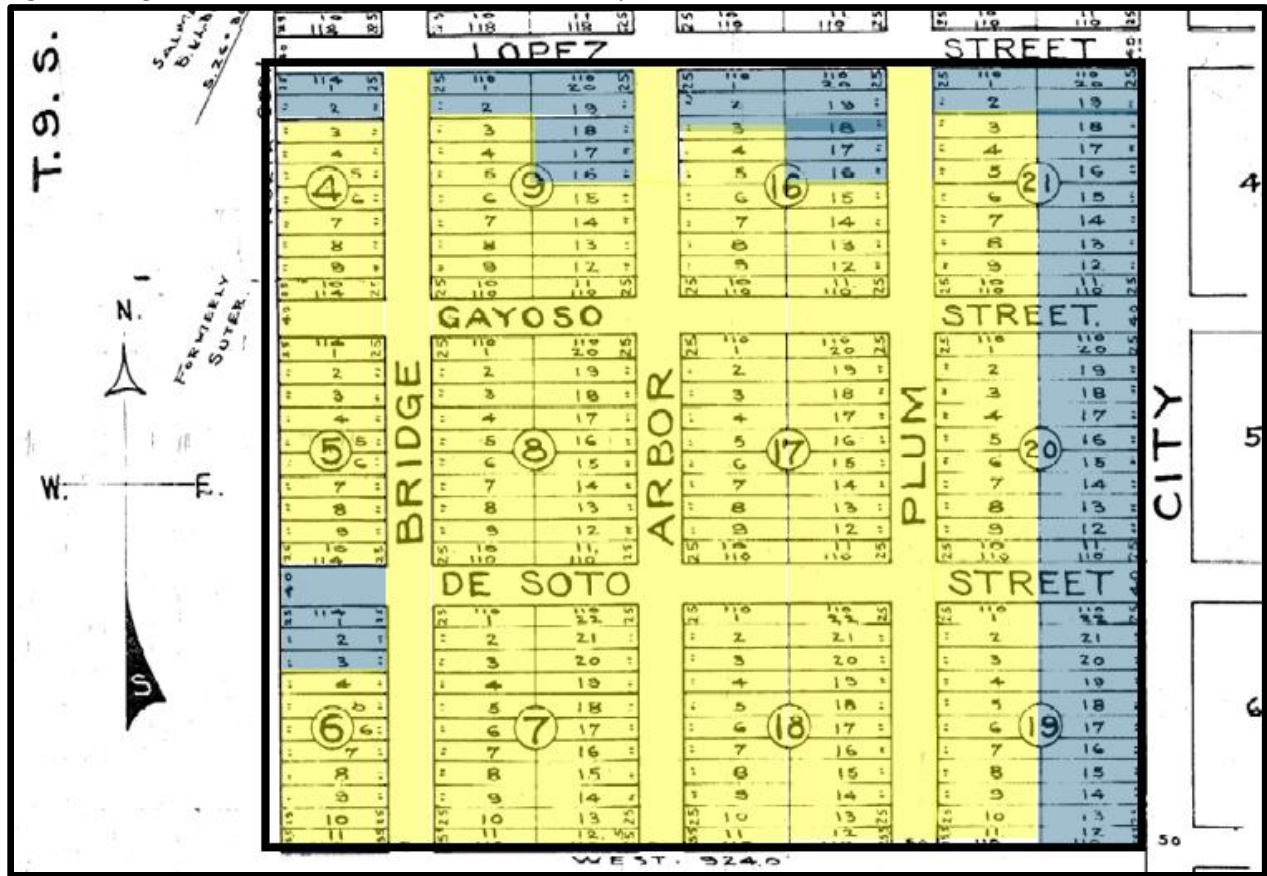


Figure 4. Google Street View and Aerial (2025)



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Introduced July 25, 2006, by Councilman  
Cromer, seconded by Councilman Hursey (by  
request of Administration)

St. Tammany Parish 934  
Instrument #: 1575802  
Registry #: 1647376 LPH  
09/12/2006 8:30:00 AM  
MB CB X MI UCC

Item No. 06-07-2583

**ORDINANCE NO. 3339**

An ordinance annexing and zoning 10.375 acres of land from Parish A-4 Single Family to City Planned Unit Development (PUD), as petitioned by Southeast Investments, Inc. and Thierry Gaubert, III, et al.


WHEREAS, the Slidell City Council has received a petition from Southeast Investments, Inc. and Thierry Gaubert, III, et al, to annex and zone 10.375 acres of land from Parish A-4 Single Family to City Planned Unit Development (PUD); and

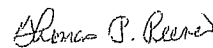
WHEREAS, said property is located in Highland Park Subdivision adjacent to Westchester Estates; and


WHEREAS, the Slidell Planning and Zoning Commission has issued a favorable recommendation for said annexation and zoning.

NOW THEREFORE BE IT ORDAINED by the Slidell City Council that 10.375 acres of Highland Park Subdivision be annexed into the corporate limits of the City of Slidell into Councilmanic District B and zoned from Parish A-4 Single Family to City Planned Unit Development (PUD).

ADOPTED this 22nd day of August, 2006.

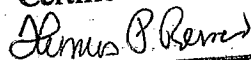
  
Greg Cromer  
President of the Council  
Councilman, District G

  
Thomas P. Reeves  
Council Administrator

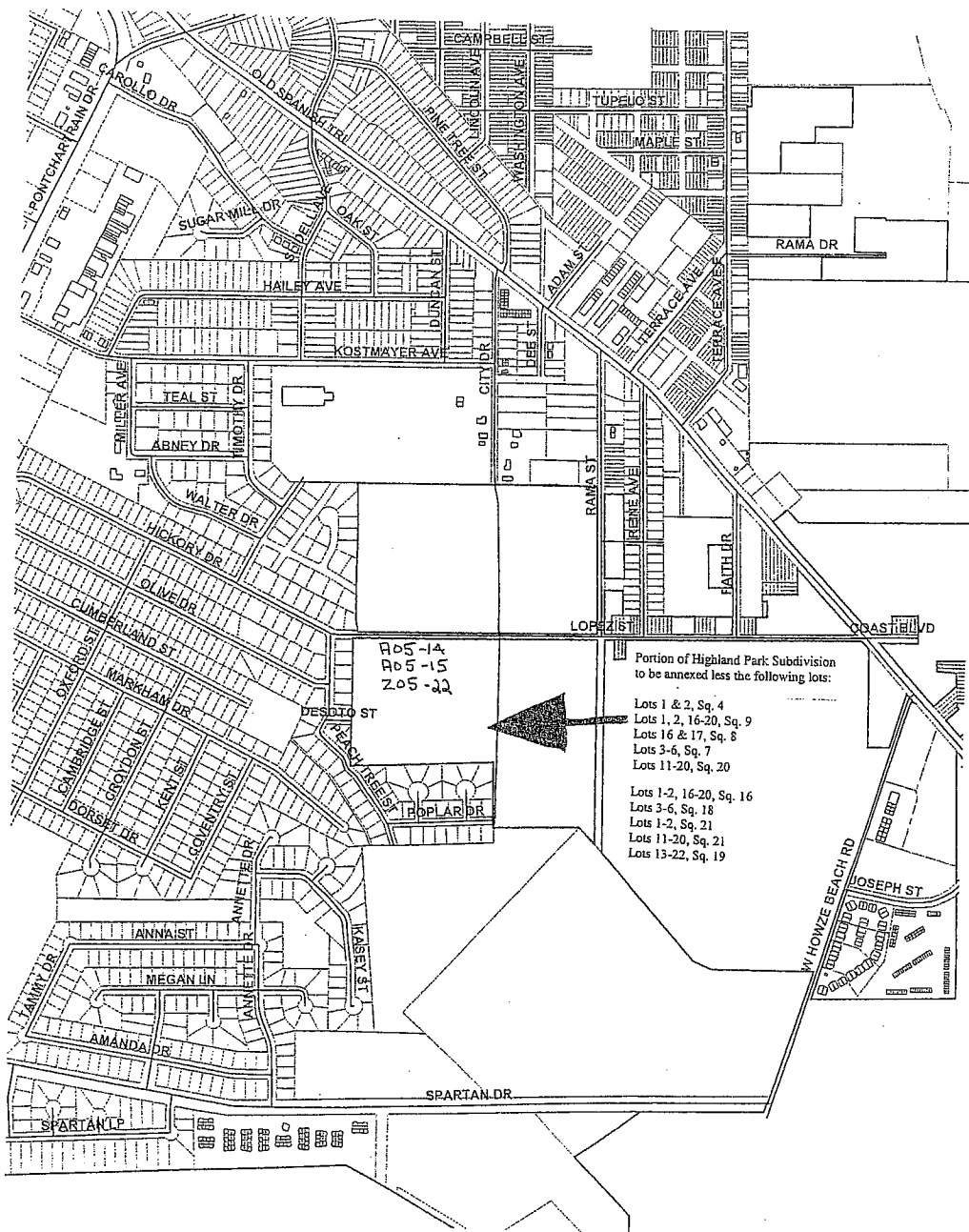
  
Ben O. Morris  
Mayor

DELIVERED	8/25/06
9:00 am	to the Mayor
RECEIVED	8/31/06
11:30 am	from the Mayor

**Certified True Copy**



**Slidell City Council**



RD 5-14  
RD 5-15  
Z 05-22

Portion of Highland Park Subdivision  
to be annexed less the following lots:

- Lots 1 & 2, Sq. 4
- Lots 1, 2, 16-20, Sq. 9
- Lots 16 & 17, Sq. 8
- Lots 3-6, Sq. 7
- Lots 11-20, Sq. 20
- Lots 1-2, 16-20, Sq. 16
- Lots 3-6, Sq. 18
- Lots 1-2, Sq. 21
- Lots 11-20, Sq. 21
- Lots 13-22, Sq. 19



# *The City of Slidell*

BEN O. MORRIS, Mayor

1330 Bayou Lane • P.O. Box 828 • Slidell, Louisiana 70459-0828  
Telephone (985) 646-4320 Fax (985) 646-4356

MARTIN BRUNO, JR., FAICP  
Director of Planning

PLANNING  
DEPARTMENT

July 11, 2006

## STAFF COMMENTS

**CASE:** A05-15

**PETITIONER:** Southeast Investments, Inc. and Thierry Gaubert, III, et al

**LOCATION:** 10.375 acres adjacent to Westchester Estates

**REQUEST:** To annex 10.375 acres of Highland Park Subdivision

### COMMENTS:

This annexation, along with A05-14 annexes 10.375 ± acres of land within the Highland Park Subdivision. This is the site of a new PUD in south Slidell.

Staff recommends the annexation. The Parish concurred with the annexation on September 28, 2005.

CITY OF SLIDELL  
PETITION FOR ANNEXATION

**RECEIVED**  
JUN 29 2005  
PLANNING DEPT.  
Date: 06/29/2005

City of Slidell  
Parish of St. Tammany  
State of Louisiana

- 1) According to the attached certificate of the Registrar of Voters for the Parish of St. Tammany, Louisiana, and according to our information and belief, there are 0 registered voters residing in the area to be annexed. To obtain this information call the Registrar of Voters office in Covington at (985) 809-5500.
- 2) The property owners of this area are: (please print clearly)

NAME	MAILING ADDRESS	PHONE NUMBER
<u>Southeast Investments, L.L.C.</u>	<u>310 Howze Beach Lane, Slidell, LA 70461</u>	<u>985-641-7330</u>
<u>Thierry Gaubert, III, et.al</u>	<u>446 Nighthawk, Slidell, LA 70461</u>	<u>985-781-1482</u>
_____	_____	_____
_____	_____	_____

There are: 0 Resident property owners  
2 Non-resident property owners

- 3) I/we do hereby certify that the undersigned are the sole owners of the property to be annexed. A copy of the Act of Sale/Deed must be attached. Attach a plat of survey or a map drawn to scale of no smaller than 1" equals 100' showing the location, measurements, and ownership of all property proposed for annexation.
- 4) The legal description of the property to be annexed must be attached so that the new City boundaries can be defined with certainty and precision.
- 5) If the petitioner(s) are a corporation, partnership or other entity, the petitioner must attach a copy of the resolution authorizing the petitioner to sign and authorizing the petition for annexation. If a couple, both husband and wife must sign the petition.
- 6) Petitioner(s) desire to have the property as described in paragraph 4 annexed to the City of Slidell, St. Tammany Parish, Louisiana.
- 7) A copy of the last paid tax statement must be submitted with this petition for annexation.
- 8) Original Certificate of Assessor certifying ownership and assessed valuation of property must be completed by the Assessor's office. A copy of last tax statement and survey of property should be attached when submitting form to the Assessor's office for completion. Assessor's telephone number is (985) 892-6150 if you have any questions.

The undersigned petitioner(s), after being duly sworn, deposed and said that all of the allegations and statements of fact are true and correct.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this 29th day of June, 2005.

\_\_\_\_\_  
 Notary Public  
 GARY P. DUPLECHAIN

8



## CERTIFICATE

This is to certify that a certified true copy of Ordinance No. 3339, an ordinance annexing and zoning 10.375 acres of land from Parish A-4 Single Family to City Planned Unit Development (PUD), as petitioned by Southeast Investments, Inc. and Thierry Gaubert, III, et al on this 1st day of September, 2006:

Honorable Malise Prieto  
Clerk of Court  
St. Tammany Parish  
P. O. Box 1090  
Covington, LA 70434

Chief, Voting Section  
Civil Rights Division  
Room 7254-NWB  
Department of Justice  
950 Pennsylvania Avenue, NW  
Washington D.C. 20530

Honorable Patricia Core  
Assessor  
St. Tammany Parish  
P. O. Box 3200  
Covington, LA 70434

Mr. M. Dwayne Wall  
Registrar of Voters  
St. Tammany Parish  
311 N. New Hampshire  
Covington, LA 70433

Mr. Bill Oiler  
Chief Administrative Officer  
St. Tammany Parish  
P. O. Box 628  
Covington, LA 70434

Mr. Michael Sevante  
Parish Council Office  
P.O. Box 628  
Covington, LA 70434

Regional Annexation Manager-Bellsouth  
Room 16GG1 BST  
301 W. Bay Street  
Jacksonville, FL 32202

Mr. Jim Cothorn  
Manager, Washington-St.  
Tammany Electric Cooperative  
2081 Gause Blvd. East  
Slidell, LA 70461-5432

Mr. Jack Varnado  
Deputy Director  
St. Tammany Parish Communications District  
510 East Boston Street, Suite 200  
Covington, LA 70433

Mr. Kelly LeBouef  
Manager  
Charter Communications  
60097 Highway 11  
Slidell, LA 70458

Mr. Danny Schaus  
Governmental Services  
Central Louisiana Electric Co.  
1530 Dove Park Road  
Mandeville, LA 70471

Mr. Gus Bordelon  
Vice-President  
Coastal Waste Services  
312 Howze Beach Lane  
Slidell, LA 70461

Mr. Jack Wright  
Manager  
Atmos Energy  
P. O. Box 370  
Slidell, LA 70459

Honorable Freddy Drennan  
Chief of Police  
City of Slidell

Ms. Sharon Howes  
Director of Finance  
City of Slidell

Mr. Martin Bruno  
Director of Planning  
City of Slidell

Mr. Mike Noto  
Director of Public Operations  
City of Slidell

Mr. Dan Yeates  
Superintendent of Public Works  
City of Slidell



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Thomas P. Reeves  
Council Administrator



U.S. Department of Justice

Civil Rights Division

JKT:RPL:TGL:tgf:jdh  
DJ 166-012-3  
2006-5924  
2006-6612

*Voting Section - NWB  
950 Pennsylvania Avenue, NW  
Washington, DC 20530*

November 1, 2006

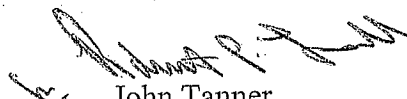
Mr. Thomas P. Reeves  
Council Administrator  
P.O. Box 828  
Slidell, Louisiana 70459-0828

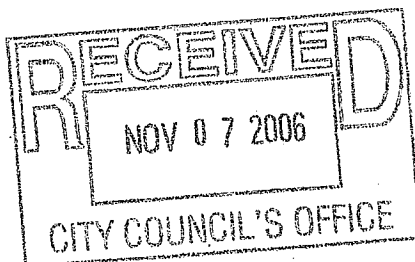
Dear Mr. Reeves:

This refers to the six annexation (Ordinance Nos. 3338, 3339, 3340, 3341, 3342 and 3349 (2006)) and their designation to districts of the City of Slidell in St. Tammany Parish, Louisiana, submitted to the Attorney General pursuant to Section 5 of the Voting Rights Act, 42 U.S.C. 1973c. We received your submissions on September 6 and October 24, 2006.

The Attorney General does not interpose any objection to the specified changes. However, we note that Section 5 expressly provides that the failure of the Attorney General to object does not bar subsequent litigation to enjoin the enforcement of the changes. In addition, as authorized by Section 5, we reserve the right to reexamine these submissions if additional information that would otherwise require an objection comes to our attention during the remainder of the sixty-day review period. Procedures for the Administration of Section 5 of the Voting Rights Act (28 C.F.R. 51.41 and 51.43).

Sincerely,

  
John Tanner  
Chief, Voting Section



PUBLIC HEARINGS:

- 1) A05-14: A request by the Administration to annex a portion of Bridge Dr., Arbor Dr., Plum Dr. and Desoto Street all located in the Highland Park Subdivision.

ROLL CALL          6 YEAS          0 NAYS          0 ABSENT

FAVORABLE RECOMMENDATION

- 2) A05-15/Z05-22:: A request by Southeast Investments, Inc. and Thierry Gaubert, III, et al to annex 10.375 acres located within the Highland Park Subdivision and zone from Parish A-4 Single Family to City Planned Unit Development (PUD).

ROLL CALL          6 YEAS          0 NAYS          0 ABSENT

FAVORABLE RECOMMENDATION

- 3) A06-03/Z06-08: A request by Robert Levis to annex 7.31 acres of land located at the intersection of Howze Beach Road (I-10 Service Road) and Smith Road and zone from Parish C-2 Highway Commercial to City C-4 Highway Commercial.

ROLL CALL          6 YEAS          0 NAYS          0 ABSENT

FAVORABLE RECOMMENDATION

- 4) A06-06/Z06-10: A request by McMath Properties, Inc., represented by Don McMath, and CRHGZH, LLC, represented by Bay Ingram, to annex Lots 30, 31 and 32, Sq. 1, Lindberg Glen Annex #1 and zone from Parish C-2 Highway Commercial to City C-4 Highway Commercial.

ROLL CALL          6 YEAS          0 NAYS          0 ABSENT

FAVORABLE RECOMMENDATION

- 5) A06-07/Z06-11: A request by Edward Haas, Barbara Penton, Linda Bolian, Maris Leitz and Renell Dore to annex 0.5148 ± acres located in the SW corner of Short Cut Road and Interstate 10 and zone from Parish Light Commercial to City C-4 Highway Commercial.

ROLL CALL          6 YEAS          0 NAYS          0 ABSENT

FAVORABLE RECOMMENDATION



# ***SLIDELL CITY COUNCIL***

**2055 SECOND STREET  
SLIDELL, LA 70458  
(985) 646-4307**

**P. O. BOX 828  
SLIDELL, LA 70459-0828  
FAX (985) 643-1854**

July 26, 2006

**VIA EMAIL**

**banrclas@wickcommunications.com**

St. Tammany News  
P. O. Box 90  
Covington, LA 70434

Re: Publication of Introduced Ordinances  
**PUBLISH DATE: Sunday, July 30, 2006**

The following proposed ordinances were introduced at the July 25, 2006, meeting of the Slidell City Council. These proposed ordinances are printed by title only as required by Ordinance No. 1528. Complete copies of these ordinances are available in the City Council Office on Bayou Lane.

**Proposed Ordinances:**

- 1. Item No. 06-07-2581:** An ordinance amending the Code of Ordinances of the City of Slidell, Chapter 29, Vehicles for Hire, Sec. 29-45 (2), (Cromer/Kingston, by request of Administration).
- 2. Item No. 06-07-2582:** An ordinance annexing a portion of Bridge Drive, Arbor Drive, Plum Drive and Desoto Street, as petitioned by the City of Slidell, (Cromer/Kingston, by request of Administration).
- 3. Item No. 06-07-2583:** An ordinance annexing and zoning 10.375 acres of land from Parish A-4 Single Family to City Planned Unit Development (PUD), as petitioned by Southeast Investments, Inc. and Thierry Gaubert, III, et al, (Cromer/Hursey, by request of Administration).
- 4. Item No. 06-07-2584:** An ordinance annexing and zoning 7.31 acres of land from Parish C-2 Highway Commercial to City C-4 Highway Commercial, as petitioned by Robert Levis, (Cromer/Hursey, by request of Administration).
- 5. Item No. 06-07-2585:** An ordinance annexing and zoning Lots 30, 31 and 32, Sq. 1, Lindberg Glenn Annex # 1 from Parish C-2 Highway Commercial to City C-4 Highway Commercial, as petitioned by McMath Properties, Inc. represented by Don McMath and CRHGZH, LLC, represented by Bay Ingram, (Cromer/Canada, by request of Administration).

- 6. Item No. 06-07-2586:** An ordinance annexing and zoning 0.5148 + acres of land located in the SW corner of Short Cut Road and Interstate 10, from Parish Light Commercial to City C-4 Highway Commercial, as petitioned by Edward Haas, Barbara Pravata Penton, Linda Pravata Bolian, Renell Pravata Dore, and Maris Pravata Leitz, (Cromer/Hicks, by request of Administration).

**Note: A Public Hearing will be held on the above listed ordinances on Tuesday, August 22, 2006, in the Council Chambers.**

CITY OF SLIDELL

Thomas P. Reeves  
Council Administrator

**Wanda Beelman**

---

**From:** NB Class Remote [banclas@wickcommunications.com]  
**Sent:** Wednesday, July 26, 2006 9:16 AM  
**To:** Wanda Beelman  
**Subject:** Re: Introduced Ordinances 2581, 2582, 2583, 2584, 2585, 2586

Ad has been published for Sunday.

On Jul 26, 2006, at 8:41 AM, Wanda Beelman wrote:

Please publish the attached and send us a confirmation. Thanks.

Wanda Beelman  
Slidell City Council  
985-646-4307  
985-643-1854 fax

<INTROORD.DOC>

1 Introduced June 26, 2007, by Councilman  
2 Kingston, seconded by Councilman Hursey, (by  
3 request of Administration)

4 **Item No. 07-06-2660**

5  
6 **ORDINANCE NO. 3412**

7  
8 An ordinance approving the Planned Unit Development (PUD) of Highland  
9 Park Subdivision.

10 WHEREAS, the Slidell City Council has received a petition from Southeast  
11 Investments, Inc. requesting approval for a Planned United Development for a portion of  
12 Highland Park Subdivision; and  
13

14  
15 WHEREAS, said property is located in Highland Park Subdivision adjacent to  
16 Westchester Estates; and  
17

18 WHEREAS, the Slidell Planning and Zoning Commission has issued a  
19 favorable recommendation for said Planned Unit Development.  
20

21 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the  
22 following described property be zoned Planned Unit Development:  
23

24  
25 This property is more particularly described as: A certain parcel of land,  
26 lying and situated in Highland Park S/D, City of Slidell, Section 44, Township  
27 9 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully  
28 described as follows: From the Point of Beginning, the intersection of the  
29 west r/w line of Bridge Drive and the south r/w line of Lopez Street, thence  
30 go South 89 Degrees 55 minutes 15 seconds East - 50.00 feet to the  
31 northwest corner of said Square 9. Thence South 00 Degrees 13 minutes 36  
32 seconds West - 50.00 feet along the east r/w line of Bridge Drive to the  
33 southwest corner of Lot 2, said Square 9. Thence North 89 Degrees 55  
34 minutes 15 seconds East - 110.00 feet to the corner common to Lots 2, 3, 18  
35 and 19, said Square 9. Thence South 00 Degrees 13 minutes 35 seconds  
36 West - 75.00 feet to the corner common to Lots 5, 6, 15 and 16, Square 9.  
37 Thence South 89 Degrees 55 minutes 16 seconds East -109.68 feet to the  
38 front corner common to Lots 15 and 16, Square 9 on the west r/w line of  
39 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

1 **ORDINANCE NO. 3412**

2 **ITEM NO. 07-06-2660**

3 **PAGE 2**

4 Degrees 27 minutes 40 seconds East- 50.00 feet along said west r/w line to  
5 the northwest corner of Lot 1, Square 16 on the east r/w line of Arbor Drive.  
6 Thence South 00 Degrees 01 minute 27 seconds East - 62.38 feet along  
7 said r/w line to the center of Lot 3, Square 16. Thence South 89 Degrees 56  
8 minutes 58 seconds East -110.03 feet along the Lot 3 dividing line to a point  
9 on the interior line of Lot 18, Square 16. Thence South 00 Degrees 03  
10 minutes 02 seconds West - 62.50 feet to the corner common to Lots 5, 6, 15  
11 and 16, Square 16, Thence North 89 Degrees 58 minutes 51 seconds East -  
12 109.82 feet to the front corner common to Lots 15 and 16, Square 16 on the  
13 west r/w line of Plum Drive. Thence North 00 Degrees 06 minutes 07  
14 seconds East - 124.92 feet along said r/w line to the northeast corner of Lot  
15 20, Square 16 on the south r/w line of Lopez Street. Thence North 89  
16 Degrees 59 minutes 51 seconds East - 49.97 feet along said south r/w line to  
17 the east r/w line of Plum Drive to the northwest corner of Lot 1, Square 21.

18 Thence South 01 Degrees 32 minutes 07 seconds East - 50.00 feet along  
19 said east r/w line to the front corner common to Lots 2 and 3, Square 21.  
20 Thence South 89 Degrees 55 minutes 52 seconds East - 110.00 feet to the  
21 corner common to Lots 2, 3 18 and 19, Square 21. Thence along the center  
22 dividing line of Square 21 South 02 Degrees 01 minute 34 seconds East -  
23 75.12 feet to the corner common to Lots 5, 6 15 and 16. Thence South 00  
24 Degrees 19 minutes 06 seconds West - 75.00 feet to the corner common to  
25 Lots 8, 9, 12 and 13. Thence South 00 Degrees 04 minutes 12 seconds  
26 East - 90.08 feet along the center dividing line of Square 21 to the center  
27 dividing line of Square 20 and the corner common to Lots 1 and 20. Thence  
28 South 00 Degrees 08 minutes 32 seconds West - 249.79 feet along the  
29 center dividing line of Square 20 and corner common to Lots 10 and 11.  
30 Thence South 00 Degrees 00 minutes 05 seconds East - 40.00 feet to the  
31 center dividing line of Square 19 and corner common to Lots 1 and 22.  
32 Thence South 00 Degrees 09 minutes 05 seconds West - 243.08 feet along  
33 said center-dividing line of Square 19 to a point of departure. Thence South  
34 87 Degrees 23 minutes 49 seconds West - 820.60 feet to a point on the  
35 western boundary of Highland Park S/D. Thence North 00 Degrees 12  
36 minutes 38 seconds East - 232.29 feet to the common western corner to  
37 Lots 2 and 3, Square 6. Thence South 89 Degrees 55 minutes 16 seconds  
38 East - 114.00 feet to the common front corner to Lots 2 and 3, Square 6 on  
39 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 a point on the western boundary of Highland Park S/D.



1 **ORDINANCE NO. 3412**  
2 **ITEM NO. 07-06-2660**  
3 **PAGE 3**

4 Thence North 00 Degrees 13 minutes 36 seconds East - 330.00 feet along  
5 said west boundary to a point. Thence North 01 Degree 22 minutes 20  
6 seconds East - 200.05 feet along said west boundary to the southwest  
7 corner of Lot 2, Square 4. Thence South 89 Degrees 55 minutes 15  
8 seconds East - 110.00 feet to the southeast corner of said Lot 2 on the west  
9 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.

10 Containing 14.52 acres of land more or less, being portions of Squares 4, 5,  
11 6, 7, 8, 9, 16, 17, 18, 19, 20 and 21, lying and situated in Highland Park S/D,  
12 city of Slidell, Section 44, Township 9 South, Range 14 East, Saint  
13 Tammany Parish, Louisiana.

14 BE IT FURTHER ORDAINED that said development shall be developed for  
15 residential use only in accordance with all zoning regulations generally applicable to  
16 property and to all regulations applicable to the PUD Zoning District except as specifically  
17 regulated below:  
18  
19

- 20 1. Density - The PUD will consist of 43 single family lots;
- 21 2. Lot Size - The average size of the lots shall be 75 feet front by 110 feet depth;
- 22 3. Streets - all streets will be concrete, being 22 feet in width, with open ditches  
23 along each street;
- 24 4. Utilities - The central sewerage and water systems shall be tied into the City of  
25 Slidell's system. All necessary public utilities shall be installed in accordance  
26 with plans and specifications approved by the City Engineer. Such  
27 improvements shall be completed before any building permits are issued for  
28 construction in this subdivision.
- 29 5. Site Improvements - Each home shall have a minimum of 1,600 square feet  
30 (living area). There will be no parking of vehicles on street shoulders, as all  
31 parking will be limited to garages and driveways on each lot. Each lot will have  
32 a 24-foot wide concrete driveway.
- 33 6. Setbacks:  
34 Front Yard - 25 Feet  
35  
36  
37  
38  
39

1 **ORDINANCE NO. 3412**  
2 **ITEM NO. 07-06-2660**  
3 **PAGE 4**

4 Side Yard - 5 Feet

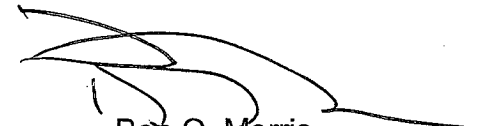
5 Rear Yard - 25 Feet

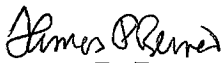
- 6
- 7 7. Owner/Developer or the General Contractor will plant two two-inch caliper  
8 native tree in the front yard upon completion of each home (two trees planted  
9 on each lot).
- 10 8. Fill may only be added to each lot within the house footprint (drop brick ledges,  
11 chain wall, and/or piers).
- 12 9. The detention pond shall be maintained by the City of Slidell after acceptance.
- 13
- 14 10. The existing water well area shall be donated to Williams Water Works for the  
15 adjacent water system, and in no event shall there be a physical connection  
16 between the well area and any element of the City of Slidell's water system.

17 **ADOPTED** this 24th day of July, 2007.

18 

19  
20 Kevin Kingston  
21 President of the Council  
22 Councilman-at-Large

23   
24  
25 Ben O. Morris  
26 Mayor

27  
28   
29 Thomas P. Reeves  
30 Council Administrator

DELIVERED	9:30 a.m.
7/26/07	to the Mayor
RECEIVED	1:00 p.m.
7/26/07	from the Mayor