



City of Slidell, Louisiana
Planning Commission
Agenda



SCAN ME

for the
PC website

January 12, 2026 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)

- Please silence all phones and electronic devices.
- For all Appeals, fees apply per Appendix F of the City of Slidell Municipal Code.
- All Speakers must sign in at the podium before speaking on any issue.
- Public Speaking – 5 minutes is allowed per each side and 3 minutes for additional comments.
- Please exit the building immediately after the conclusion of the meeting.

1. Call to Order and Roll Call

2. Pledge of Allegiance

3. Minutes. Approve minutes from December 15, 2025

4. Public Hearing

- DEXCP 2025-0002:** A request for a Design Exception for a Functional Dependent Design per Appendix B Section 3.6 of the Municipal Code for proposed construction of a police headquarters and jail facility at 911 Robert Blvd. for the Slidell Police Department.
- AZ 2025-0001:** A request to annex property located at 1450 Gause Blvd W, identified as Parcel No. 113491 containing 21.12 Acres, into the City of Slidell and establish City zoning classification as A-8 High Density Urban / R3 High Density Residential.

5. Other Business

- SUBD 2025-0017:** A re-subdivision plat of Lot 66b-1 and the south 25 feet of that unbuilt portion of Warren Street abandoned by the City of Slidell into Lot 66c-1, Square 66b, at 2050 Eleventh St, in Pine Park Place Subdivision, in Section 10, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana.
- SUBD 2025-0018:** A re-subdivision plat of Lots 6 and 7, Square 4, Magnolia Heights, into Lot 6-1, at 3636 Pontchartrain Dr, in Section 44, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, St Tammany Parish, Louisiana.
- SUBD 2025-0020:** A re-subdivision plat of Lot 5, Discovery Park Subdivision, into Lots 5A, 5B, 5C, 5D, 5E, and 5F, within the Coldwater Creek Condo development, Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana

6. General and Public Comments

7. Adjournment

The next Planning Commission meeting will be February 9, 2026



City of Slidell, Louisiana
Planning Commission
Minutes

December 15, 2025 @ 7:00 p.m.
Council Chambers, 2045 2nd Street, Slidell, LA

1. Call to Order and Roll Call. Meeting called to order by Chair Reardon at 7:00 p.m.

Commissioners Present	Commissioners Not Present	Staff Present
Richard Reardon, Chair	Michael Newton	Daniel McElmurray, Planning Director
Landon Washington, Vice Chair		Erica Smith, Planning Secretary
Chad Duffaut, Jr.		Evelyn Campo, Desire Line
Sandy Hicks		
Gayle Green		

2. Pledge of Allegiance

3. Minutes. Motion by Commissioner Green to approve minutes of October 20, 2025 and November 17, 2025 as written; Vice Chair Washington seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. Public Hearing

a. No items for public hearing.

5. Other Business

a. **Election of Officers for 2026 and Adoption of 2026 Meeting Calendar**

Introduced by Director McElmurray, who addressed the Commission on the importance of everyone having a chance to serve as Chair or Vice Chair for at least one year. The suggestion was made that the Vice Chair automatically move up to Chair and then someone be nominated for Vice Chair. Commissioner Hicks made a motion to adopt this policy as well as adopt the 2026 Meeting Calendar as written. Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN adopted the new Officer Election procedure and the 2026 Meeting Calendar. The new Meeting Procedure automatically moves Vice Chair Washington to Chair of the Planning and Zoning Commission for 2026.

Chair Reardon nominated Gayle Green for Vice Chair for 2026. This was seconded by Commissioner Hicks. Gayle Green was elected Vice Chair of the Planning and Zoning Commission for 2026 on a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.

b. **Procedural Policies.**

Director McElmurray addressed the Commission regarding the need for Rules of Order to be followed at each meeting. Commissioner Hicks made a motion to adopt the Rules of Order. Commissioner Duffaut seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN adopted the Rules of Order.

- c. **DEXCP2025-0002-** Design Exception from Appendix A Part 2 Section 2.22, Section 2.25.C. and Appendix B Part 3, Section 3.3 for 911 Robert Blvd., which is the new Slidell Police Department.

Introduced by Director McElmurray, who addressed the Commission and there was discussion. SPD Chief Daniel Seuzeneau was present to answer questions by the Commission. There was no vote, as this was an introduction only. This item will be heard at a public hearing on January 12, 2026.

- 6. **General and Public Comments.** There were none.
- 7. **Adjournment.** Meeting adjourned at 7:25 p.m. on motion by Commissioner Dufaut, seconded by Vice Chair Washington, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. DEXCP 2025-0002

Design Exception for Design Standards for Civic Construction at
911 Robert Blvd

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

Location: 911 Robert Blvd (**Figure 1**)

Owner: City of Slidell

Applicant: Slidell Police Department

Zoning: C-2 Neighborhood Commercial

Request: Design Exception from Appendix A Part 2 Section 2.22, Section 2.25.C. and Appendix B Part 3 Section 3.3

PC Meeting: 1/12/2026

CURRENT CONDITIONS

1. The property at 911 Robert Blvd is zoned C-2 Neighborhood Commercial. (**Figure 1**).
2. The proposed construction is a Functional Dependent Design for a new police department headquarters building and jail facility.
3. Owner and applicant are requesting an exception from Appendix A Part 2 Section 2.25.C. relating to required landscape materials for Open Space, Parking, and Street Landscape Areas, and from Appendix B Part 3 Section 3.3 Commercial Design Standards ([Sec. 3.3 Commercial and Mixed Use Design Standards](#)), specifically, Section 3.305.F. *Elevations*, Section 3.305.G. *Transparency*, and Section 3.307 *Service Bays*.
4. Appendix A Part 2 Section 2.2203 states that “In all commercially zoned districts, fences shall be constructed of wood, iron, vinyl, aluminum, brick or chain link. Barbed wire, razor-ribbon, corrugated sheet metal, may not be used. Chain link may not be used between the building or building setback and a street right-of-way.”
5. Appendix A Part 2 Section 2.25.C.7.a.1. *Planting requirement* states that “For every 1,000 square feet of landscape area there shall be a minimum of four large trees, five small trees, and 15 shrubs.”
6. Appendix A Part 2 Section 2.25.C.9.b. *Planting requirement* states that “Both endcaps and interior island planting areas shall consist of at least one large tree and five shrubs. Areas not planted with trees or shrubs must be planted with a living vegetative covering.”
7. Appendix A Part 2 Section 2.25.C.10.a. *Planting requirement – Minimum required depth of ten feet* states that “For every 30 linear feet of street frontage (or fraction thereof) a minimum of one large tree, and one small tree must be provided. For every ten linear feet of street frontage (or fraction thereof) one shrub must be provided.”
8. Appendix B Part 3 Section 3.305.F.2.a. *Side and rear elevations* states that “Side and rear elevations shall have: Architectural features that animate no less than 60 percent of the façade nearest the front elevation.”
9. Appendix B Part 3 Section 3.305.F.2.b. *Side and rear elevations* states that “No blank wall surfaces that extend for more than 30 feet in horizontal distance or 15 feet in vertical distance.”

10. Appendix B Part 3 Section 3.305.G. *Transparency* states that "Front elevations shall be glazed and transparent along 50 percent of the pedestrian view plane, unless the director determines that the required transparency is inconsistent with the operational requirements of the building. Glazing shall be considered to be transparent if it is 100 percent transparent from both the exterior and interior of the building."
11. Appendix B Part 3 Section 3.307.B.1. *Service Bays* states that "Provided the size, shape and orientation of the site allows, a building wall with overhead doors shall be perpendicular to public or private street rights-of-way."
12. Appendix B Part 3 Section 3.307.B.2. *Service Bays* states that "Due to the size, shape, and orientation of the site and other functional considerations, overhead doors that front or most directly face public or private street right-of-way shall be painted to match the wall façade and shall include windows."

FINDINGS

13. Elevations, site plan, and landscape plan for the construction of the new police headquarters and jail facility (**Figure 2**) have been reviewed by the Planning Director.
14. As permitted in Section 3.6 of the City's Design Standards, ([Sec. 3.601, Purpose](#)) "unique designs that do not conform to the strict requirements set forth in the standard design guidelines, but achieve a higher standard of design, or are necessary to achieve the function of the building" may be reviewed by the Planning Director for functionality of the project. "There are also occasions where the functional design requirements for the buildings intended use make it difficult to adhere to the strict requirements of the design guidelines."
15. Due to the security and visibility requirements of a jail facility in which prisoners are housed overnight, transported, and are provided with recreational space, ensuring full compliance with Appendix A Part 2 Section 2.2203 is not supportive of the facility purpose in all areas of the complex.
16. Due to the security and visibility requirements of a jail facility in which prisoners are housed overnight, transported, and are provided with recreational space, ensuring full compliance with Appendix A Part 2 Section 2.25.C.7.a.1. is not supportive of the facility purpose in all areas of the complex.
17. Due to the security and visibility requirements of a jail facility in which prisoners are housed overnight, transported, and are provided with recreational space, ensuring full compliance with Appendix A Part 2 Section 2.25.C.9.b. is not supportive of the facility purpose in all areas of the complex.
18. Due to the limited depth in which vehicular access and parking are provided, as well as existing overhead power lines along the street frontage, ensuring full compliance with Appendix A Part 2 Section 2.25.C.10.a. *Planting requirement – Minimum required depth of ten feet* is not supportive of the facility purpose in all areas of the complex.
19. Due to the security and visibility requirements of a jail facility in which prisoners are housed overnight, fed, and transported, ensuring full compliance with Appendix B Part 3 Section 3.305.F.2.a. *Side and rear elevations* is not supportive of the facility purpose along all façades within the complex.
20. Due to the security and visibility requirements of a jail facility in which prisoners are housed overnight, fed, and transported, ensuring full compliance with Appendix B Part 3 Section 3.305.F.2.b. *Side and rear elevations* is not supportive of the facility purpose along all façades within the complex.
21. Due to the security and visibility requirements of a jail facility in which prisoners are housed overnight, fed, and transported, ensuring full

compliance with Appendix B Part 3 Section 3.305.G. *Transparency* is not supportive of the facility purpose on the front façade.

22. Due to the security and visibility requirements of a jail facility in which prisoners are transported, through a strict security point, ensuring full compliance with Appendix B Part 3 Section 3.307.B.1. *Service Bays* is not supportive of the facility purpose.
23. Due to the security and visibility requirements of a jail facility in which prisoners are transported, through a strict security point, ensuring full compliance with Appendix B Part 3 Section 3.307.B.2. *Service Bays* is not supportive of the facility purpose.

RECOMMENDATION

The Planning Director, after reviewing the proposed construction plans, finds the request complete and has found the proposed design is a unique and functionally dependent design that has specific visibility, security, and interior space requirements as a secure facility that will need to be reflected in the construction as requested.

FIGURES

Figure 1. Location Aerial

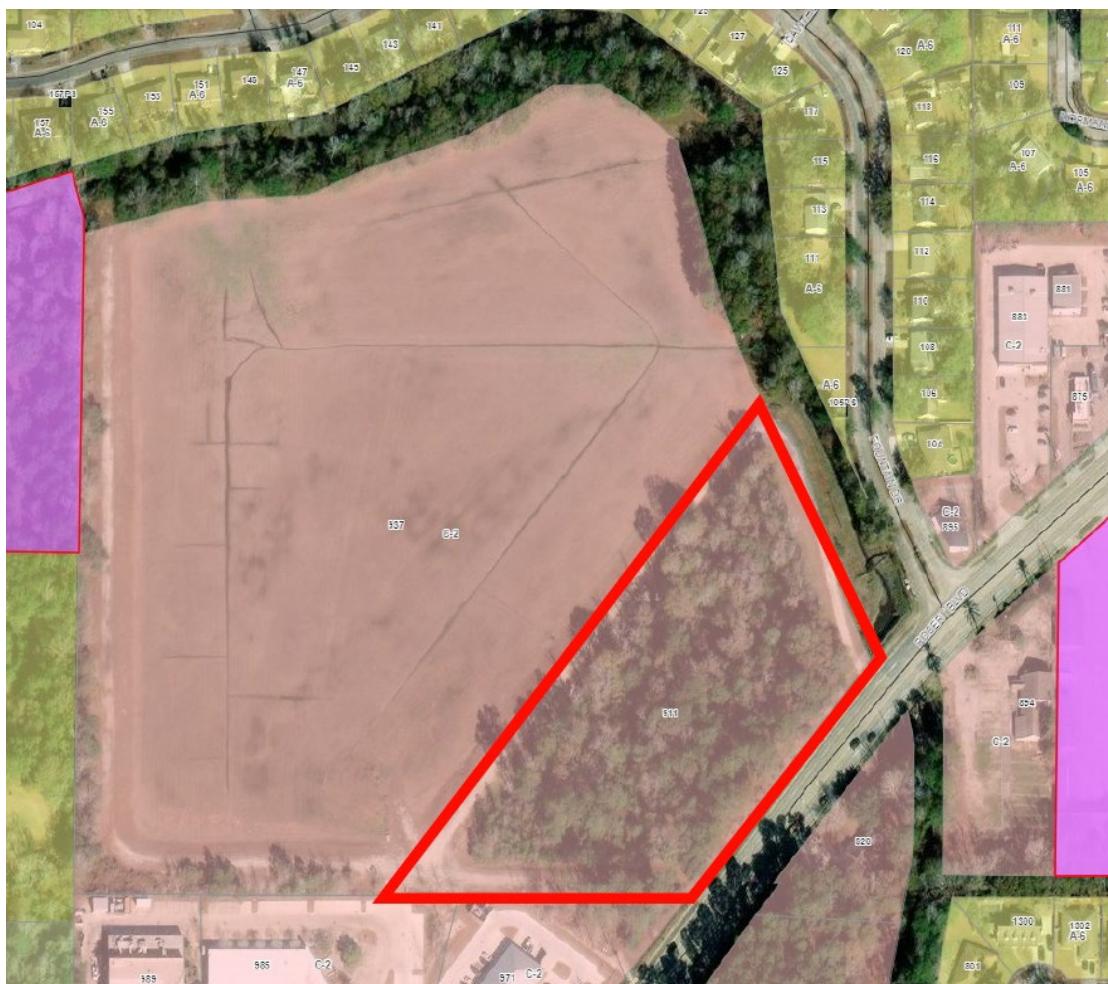
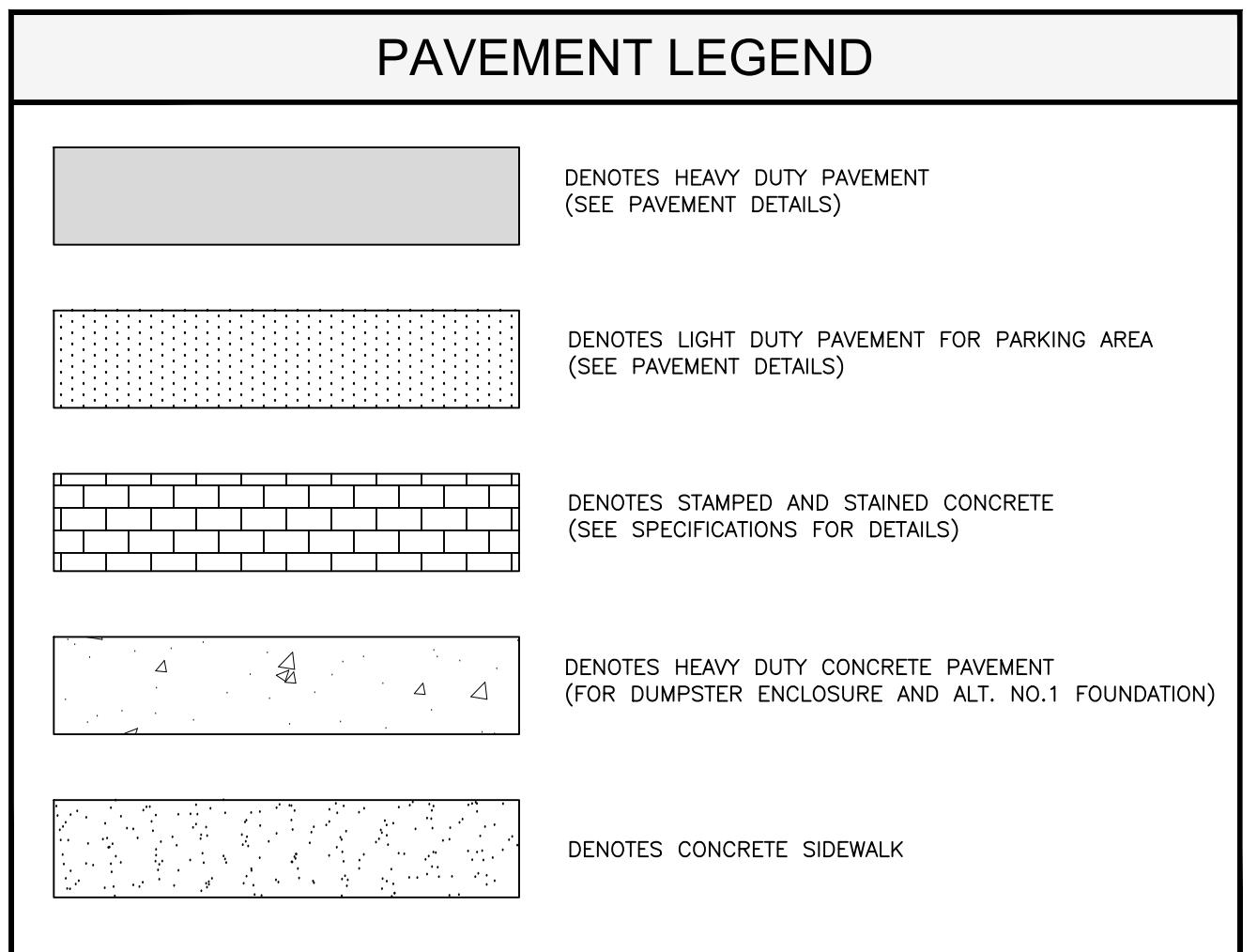


Figure 2. Elevations and Plans

SITE REQUIREMENTS		
	REQUIRED	PROVIDED
OFF STREET PARKING	176 (BASED ON CITY CALC'S)	95
FRONT BUILDING SETBACK (FT)	25	57
SIDE BUILDING SETBACK (FT)	10	144
REAR BUILDING SETBACK (FT)	0	1000


 SLIDELL POLICE DEPARTMENT
 FUNCTIONAL DEPENDENT DESIGN
 CITY OF SLIDELL, LOUISIANA
 911 ROBERT BLVD, SLIDELL LA 70458

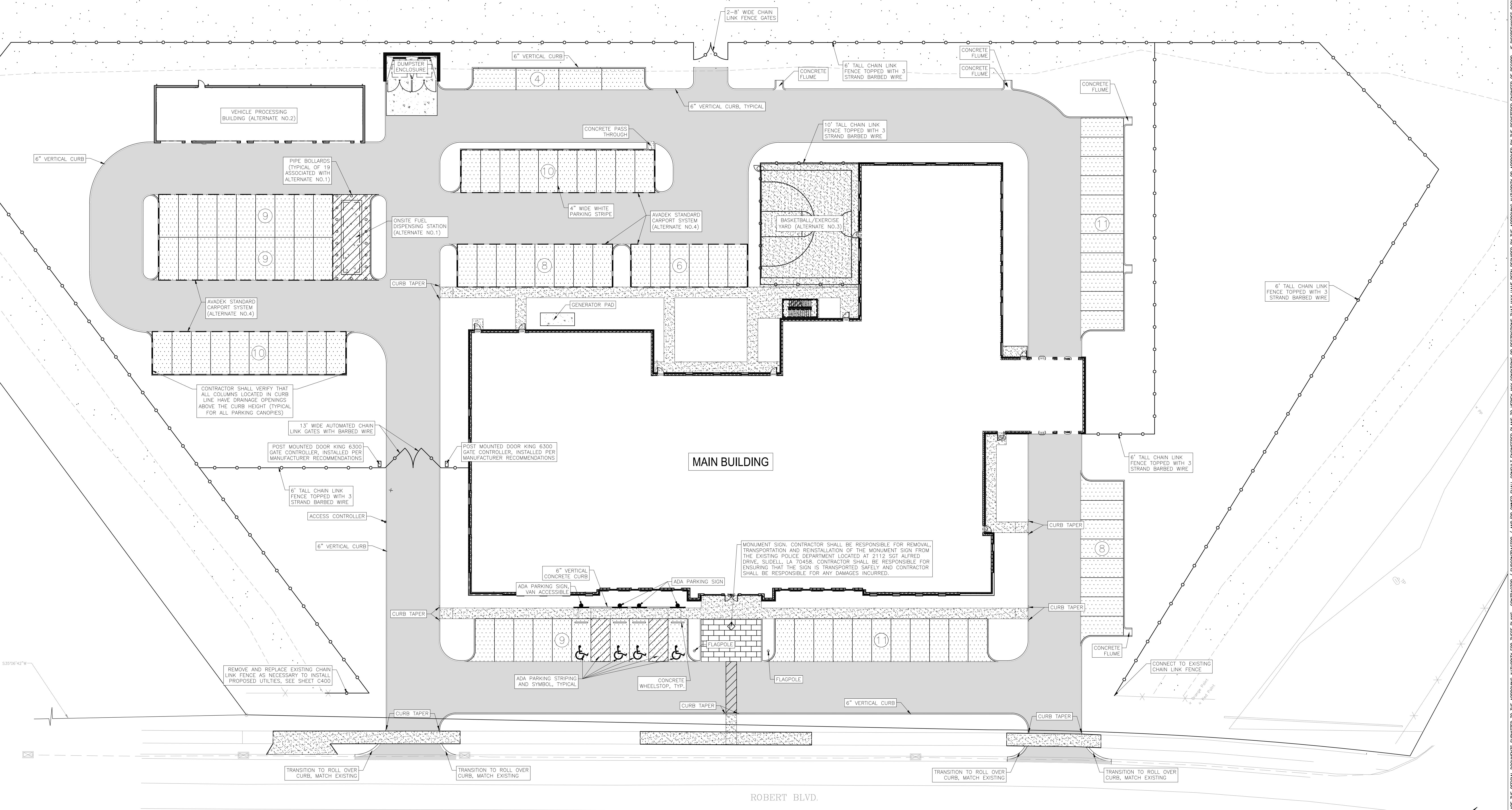
 SCALE: AS SHOWN
 PROJECT NO: 0315.23.001
 DRAWN BY: JGP
 CHECKED BY: GWK

CIVIL SITE PLAN

NO.	DATE	REVISION	SUBMITTAL
REGA	11/19/25	REVIEW SET	

 C200
 VERIFY SCALES
 BAR IS ONE INCH ON ORIGINAL DRAWING
 1" = 20'
 IF NOT ONE INCH ON THIS SHEET, ADJUST
 SCALES ACCORDINGLY

THE ORIGINAL SIGNED, DATED AND SEALED DRAWING PLANS ARE THE OFFICIAL DOCUMENTS SUBMITTED TO THE APPROVING AUTHORITY FOR THESE PLANS. CONTRACTOR, SUPPORT CONTRACTOR, AND/or OWNER SHALL CONSULT DRAWINGS, DETAILS, AND NOTES THAT MAY APPEAR ON THIS SHEET. THE DRAWINGS, DETAILS, AND NOTES THAT MAY APPEAR ON THIS SHEET ARE copyrighted by MACHADO, PATANO, KILPATRICK, JONES, AND SEALED ENGINEERED PLANS SET MATERIALIZED. THE DRAWINGS, DETAILS, AND NOTES THAT MAY APPEAR ON THIS SHEET ARE copyrighted by MACHADO, PATANO, KILPATRICK, JONES, AND SEALED ENGINEERED PLANS SET MATERIALIZED.





SLIDELL POLICE DEPARTMENT
FUNCTIONAL DEPENDENT DESIGN
CITY OF SLIDELL, LOUISIANA
911 ROBERT BLVD, SLIDELL LA 70458

SCALE: AS INDICATED
PROJECT NO: 0315.23.001
DRAWN BY: KM
CHECKED BY:

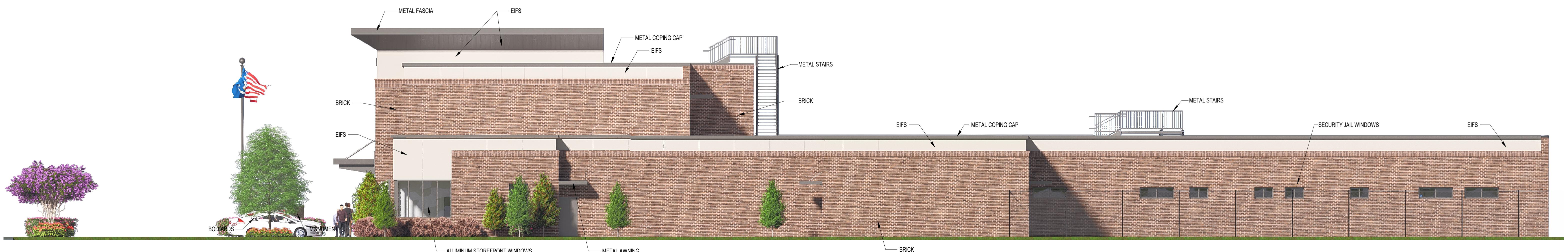
RENDERING

NO. DATE REVISION SUBMITTAL
REF A 11/19/25 REVIEW SET

A001
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY



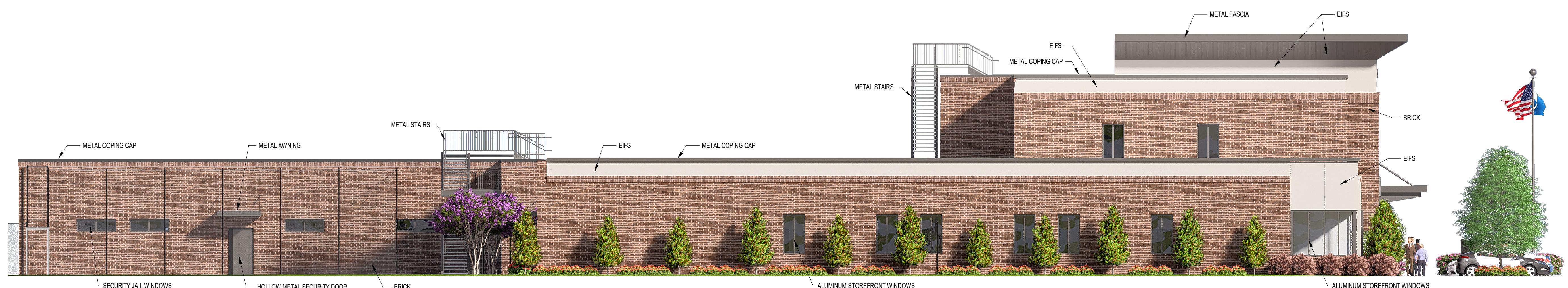
NORTH EXTERIOR ELEVATION RENDERING



EAST EXTERIOR ELEVATION RENDERING



SOUTH EXTERIOR ELEVATION RENDERING



WEST EXTERIOR ELEVATION RENDERING

SCALE: AS INDICATED
PROJECT NO: 0315.23.001
DRAWN BY: KM
CHECKED BY:

RENDERINGS - EXTERIOR

REVISION SUBMITTAL
NO. DATE
RE/A 11/19/25 REVIEW SET

A002

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY



Staff Report

Case No. AZ2025-0001

Annexation and Establishment of City Zoning Classification for
1450 Gause Blvd West

Planning Department

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

Location: 1450 Gause Blvd West (*Figure 1*)

Petitioner: Patrick Deloach, Owner

Zoning: Parish HC-2 and R-2

Future Land Use: Commercial (*Figure 2*)

Requests: Annex and establish City zoning classification as A-8 High Density Urban (R2-Median Intensity Residential or R3 – High Intensity Residential) *

Parish Concurrence: Needed; request sent on December 17, 2025

Planning & Zoning Commissions

Public Hearing: January 12, 2026

City Council (tentative)

Consent Agenda: January 27, 2026

Public Hearing: February 10, 2026

RECOMMENDATIONS

Planning Department

Planning & Zoning Commissions

APPROVAL

To be determined

BACKGROUND

1. The petitioned property contains 21.12 acres and is vacant land (*Figures 1 and 3*).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated December 5, 2025);
 - No resident property owners; and
 - The petitioned property has an assessed value of \$2,698, with one (1) non-resident property owner, which signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated December 16, 2025).
3. The petitioned property is contiguous with the City's corporate limits for approximately 25% of its boundary, for 160 feet along Gause Blvd West (Hwy 190 W). (*Figure 3*)
4. The subject property is zoned by the Parish as HC-2 Highway Commercial and R-2 Resilience Overlay District 2 (*Figure 4*). The applicants propose to establish City zoning as A-8 High Density Urban (new proposed district of R2 Median Intensity or R3 High Intensity). (*Figure 5*)
5. The A-8 High Density Urban zoning district does not permit any commercial uses; the proposed R2 or R3 are less intense than the Parish current zoning of HC-2 and R-2.

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 proposed City zoning that is not more intense. The Parish needs to concur in this annexation; the Planning Department sent a certified letter on December 23, 2025.
7. The subject property is located on a major road – Gause Blvd West (Hwy 190 W).
8. Other nearby properties on Gause Blvd West are zoned Parish HC-2 and City C-4 (**Figures 4 and 5**).
9. The A-8 High Density Urban, R2 Medium Density Residential, or R3 High Density Residential zoning district is appropriate for this location because of its location off a major road and proximity to other properties with the same or similar residential zoning.
10. City water is approximately 1,200 feet from the southwest corner of the subject property along Gause Blvd West, from Maris Stella Ave. City sewer is approximately 2,050 feet east from the City development known as Lafitte's Landing. Applicants understand any development of the property will be required to connect to City water and sewer when the services come within 300 feet of the development.
11. According to the FEMA Flood Map, Panel No. 225205 0420 E, dated April 21, 1999, the property is in an AE Flood Zone, with between 10 feet to 12 feet ground elevation. Preliminary map identifies ground elevation at 10.7 feet and within a Special Flood Hazard Area. Without critical compliance with construction requirements within this area, development may have an impact on the City's credit points under Activity 420 (Open Space Preservation). (**Figure 6**)

FINDINGS

1. The Planning Department finds the annexation is reasonable for the following reasons:
 - Possible extension of City services to the west along Gause Blvd West.
 - Configuration of municipal boundaries to fill in gaps as identified in the Future Land Use Map.
 - The area is already urbanized.
 - The lot of record has more than the required frontage along the public right-of-way.
2. The Planning Department finds the annexation and zoning change request meets applicable requirements and are appropriate.

FIGURES

The following pages include the Figures referred to within the Staff Report.

Figure 1. – Location Aerial (Assessor's Map)



Figure 2. – Future Land Use Map (Comp 2024)

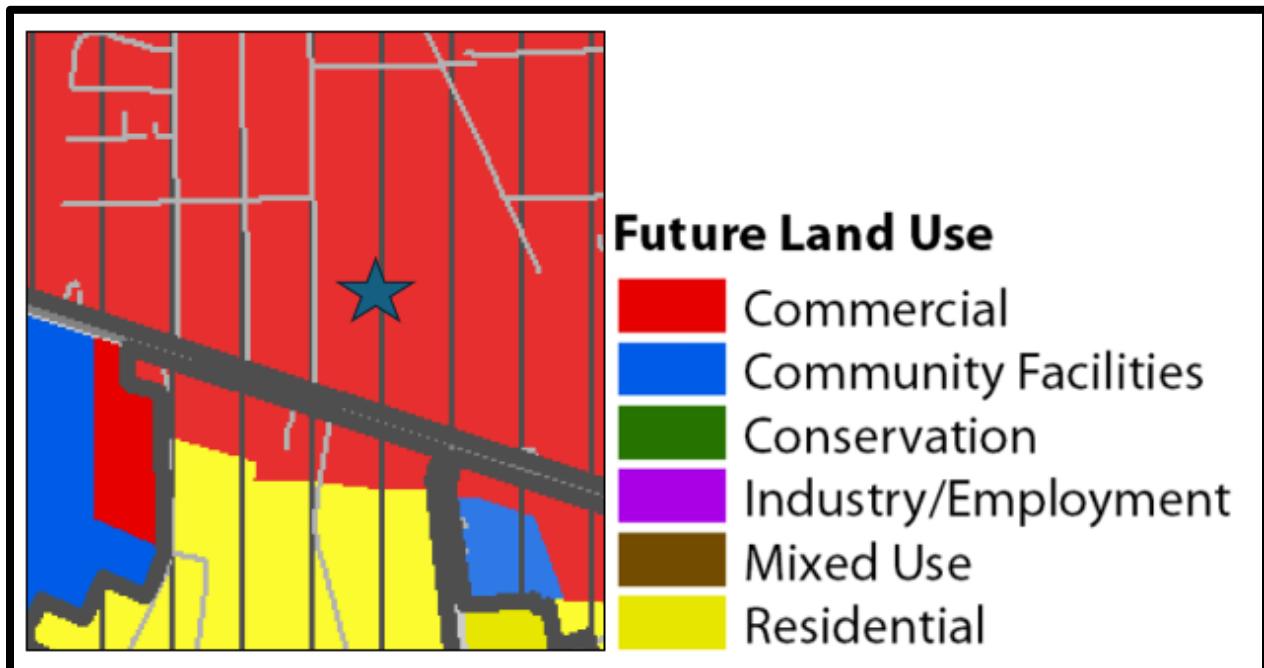


Figure 3 – Property Survey (2019)

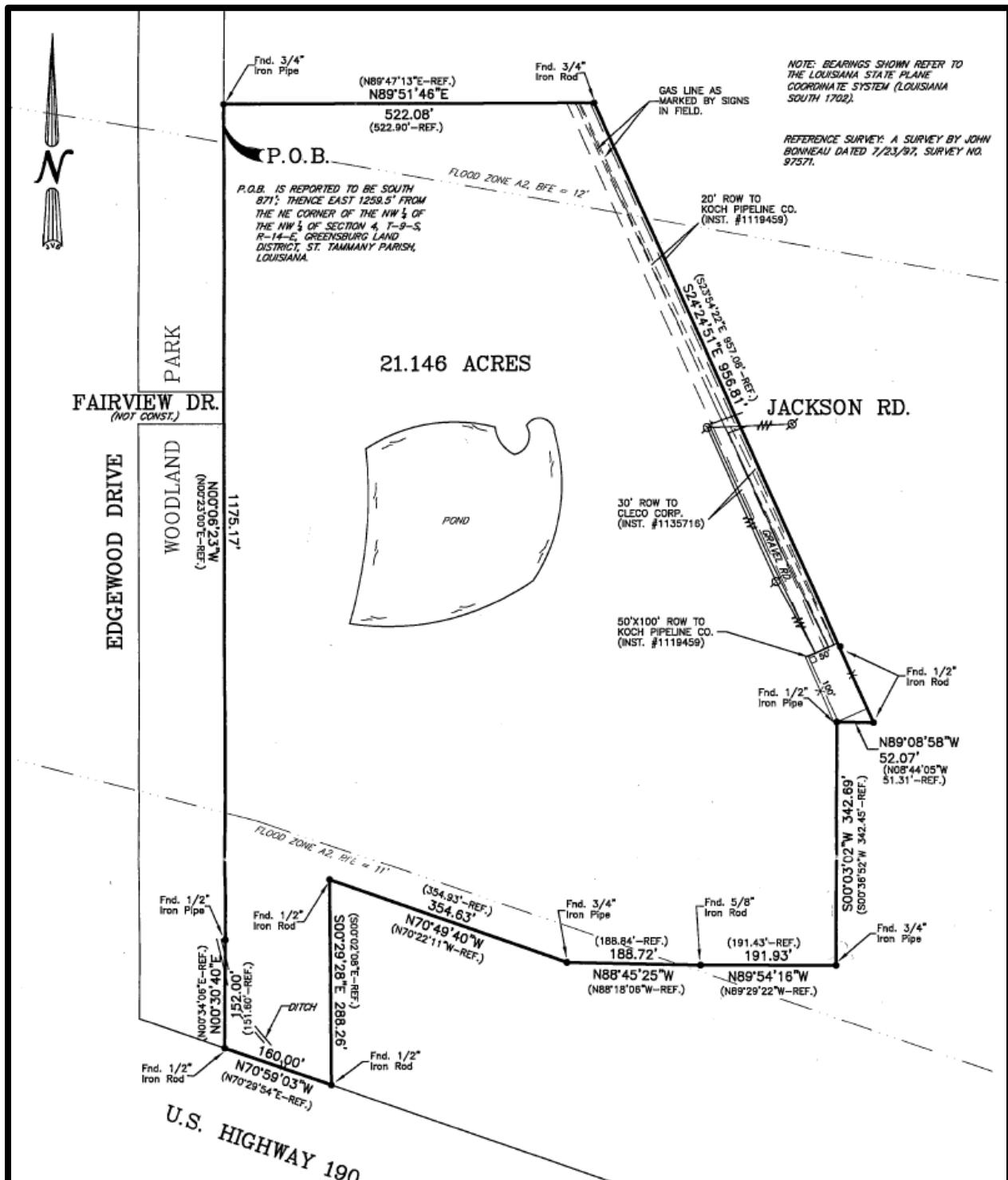


Figure 4. – Parish Zoning Map

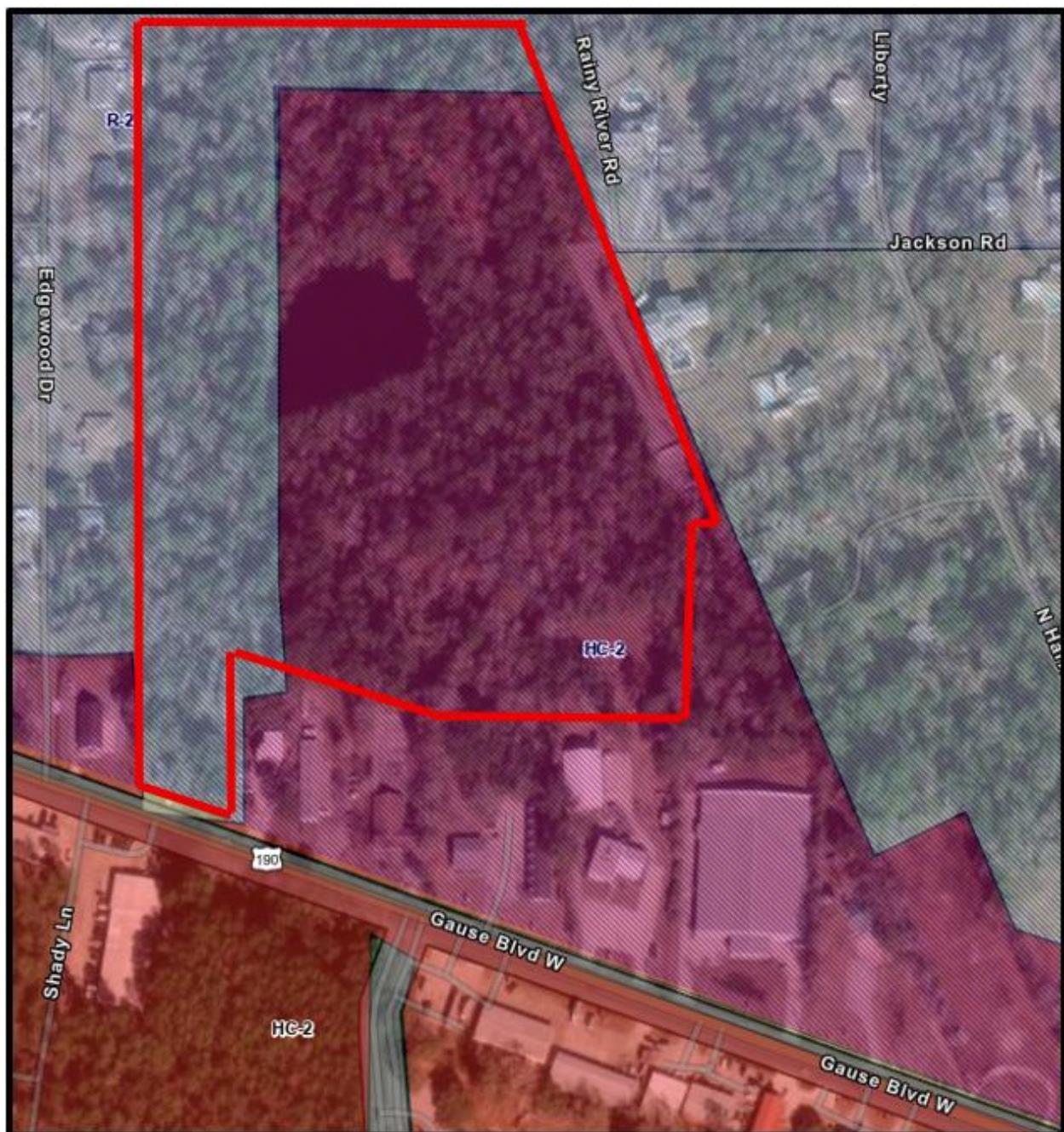


Figure 5. – City Zoning Map

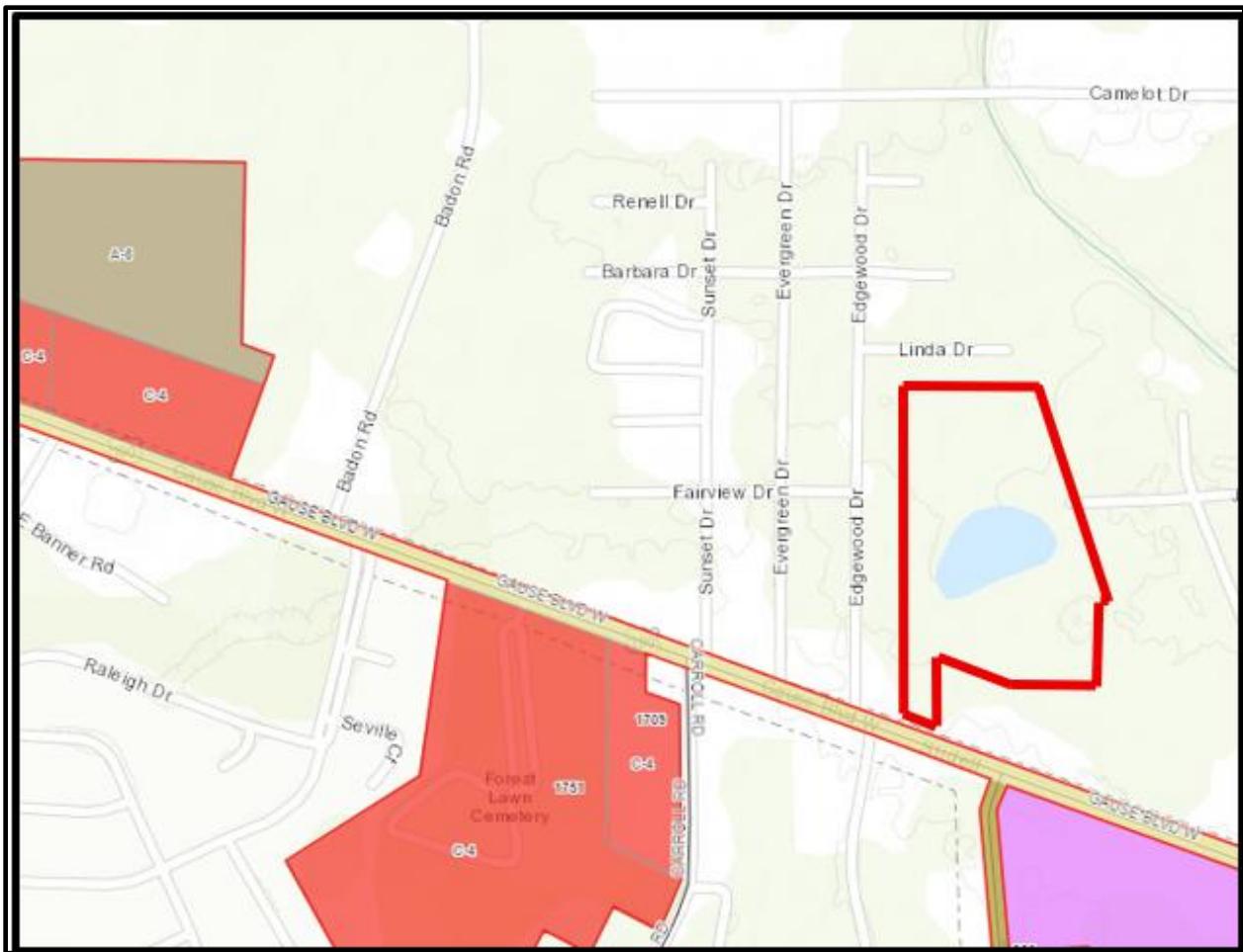


Figure 6. – FEMA Flood Map (Active and Preliminary)

(Active)

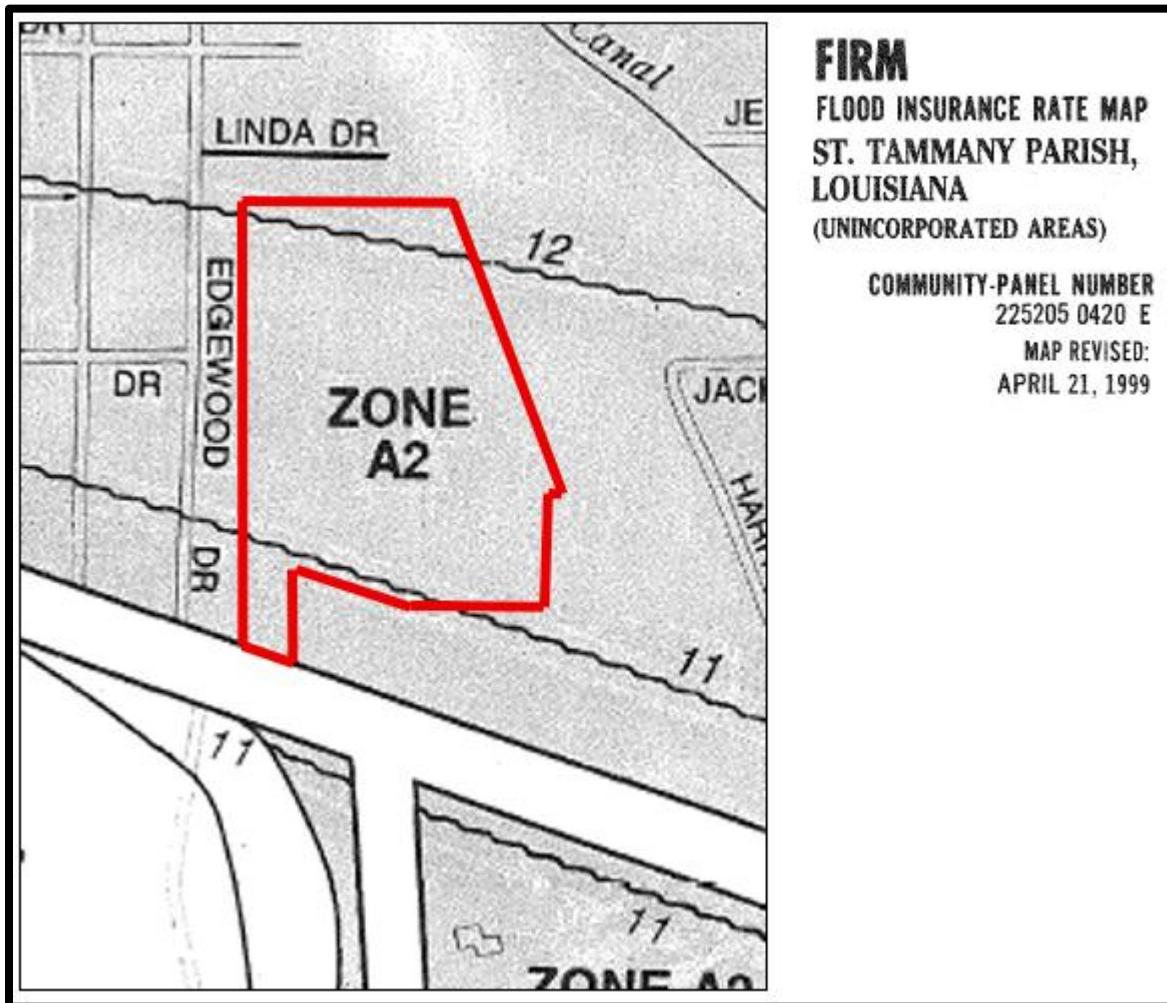
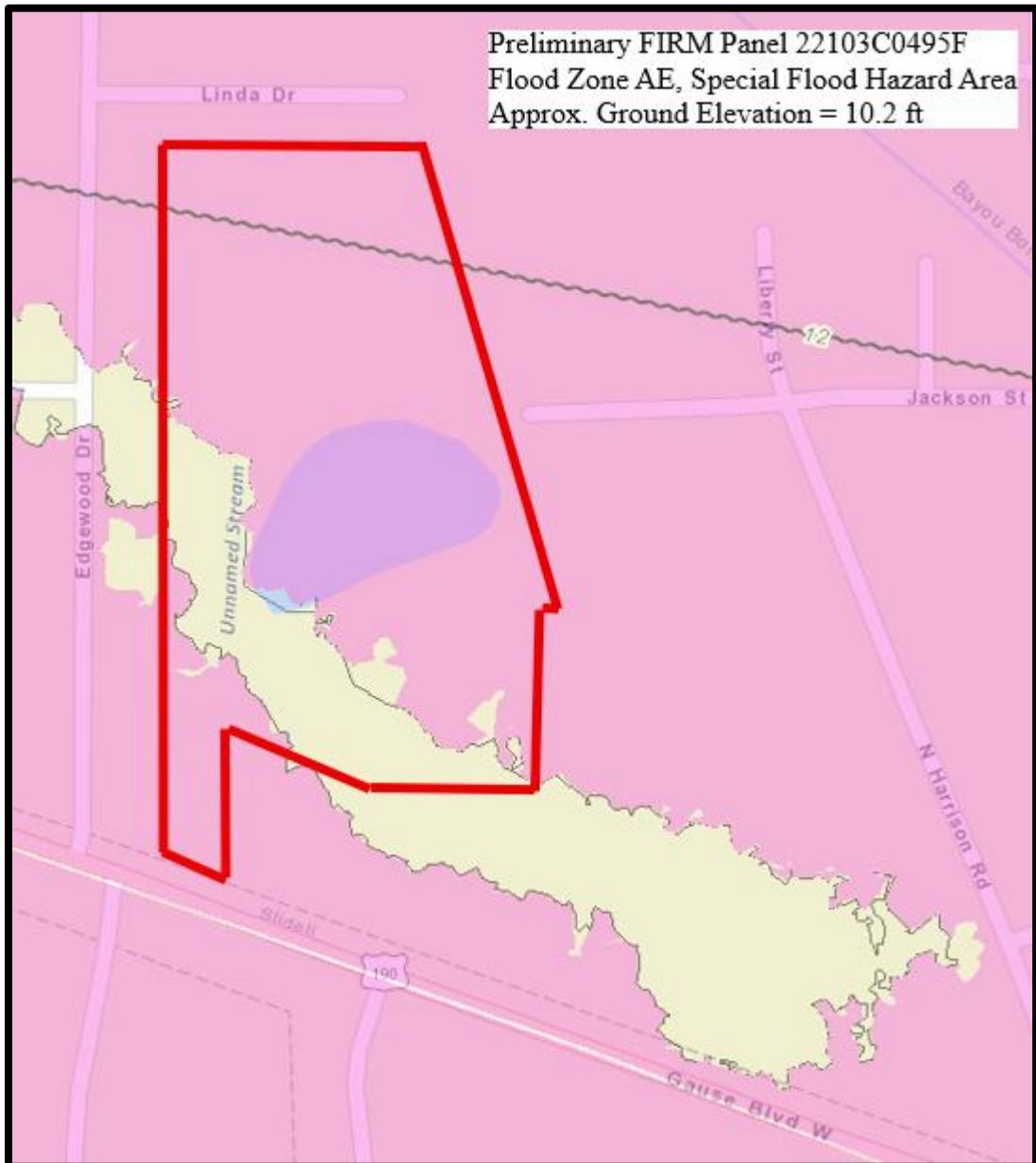


Figure 6. – FEMA Flood Map (Active and Preliminary)

Preliminary





Planning Department

Staff Report

Case No. SUBD2025-0017

Subdivision of Two Parcels – One-half unimproved ROW, Warren St, and Lot 66B1 located at 2050 Eleventh St

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

Location: 2050 Eleventh St (**Figure 1**)

Owner/Applicant: Mohammed Z. Iqbal

Zoning: A-8 High Density Urban

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

Future Zoning Designation (UDC): SCI – Civic & Institutional (**Figure 3**)

Request: A resubdivision of property within Pine Park Place Subdivision, Square 66B to include the south half of the most-eastern 300 ft of the revoked Warren St (Ord. 4226) and one lot (Lot 66B-1) with 1.31 acres; located at 2050 Eleventh St; into one lot (1.48 ac), to be identified as Lot 66C-1

Planning Commission: December 15, 2025

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned properties are vacant land (**Figure 4**). They are zoned A-8. (**Figure 1**)
2. The A-8 zoning district does require minimum lot sizes if used for a dwelling. If this property were used for a dwelling, it would meet the minimum lot area and width.
3. Public access is available along Eleventh Street.
4. There is public water (6") available to the property from the centerline of Eleventh St immediately in front of the property. There is a gravity sewer line (6") running along the western ROW line of Eleventh St also immediately in front of the property (**Figure 5**).
5. FEMA Flood Panel No. 220204-0010C identifies this property in Flood Zone AE9. The preliminary maps identify this location within a special flood hazard area, in flood zone AE11. The land has an approximate elevation of 5.8 feet. (**Figure 6**)
6. The applicant proposes modifying the property boundaries to provide a larger parcel for future construction. (**Figure 7**).
7. The Planning Department recommends approval.

FIGURES

Figure 1. Location Aerial with Current Zoning



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

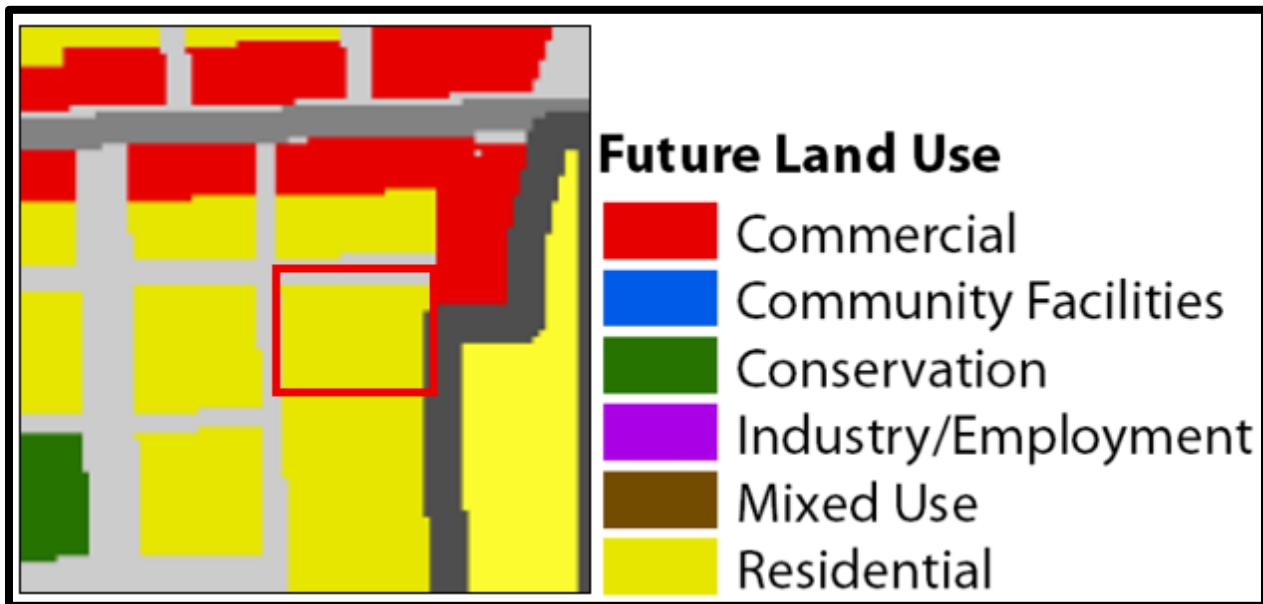


Figure 3. Future Zoning Map (2026)

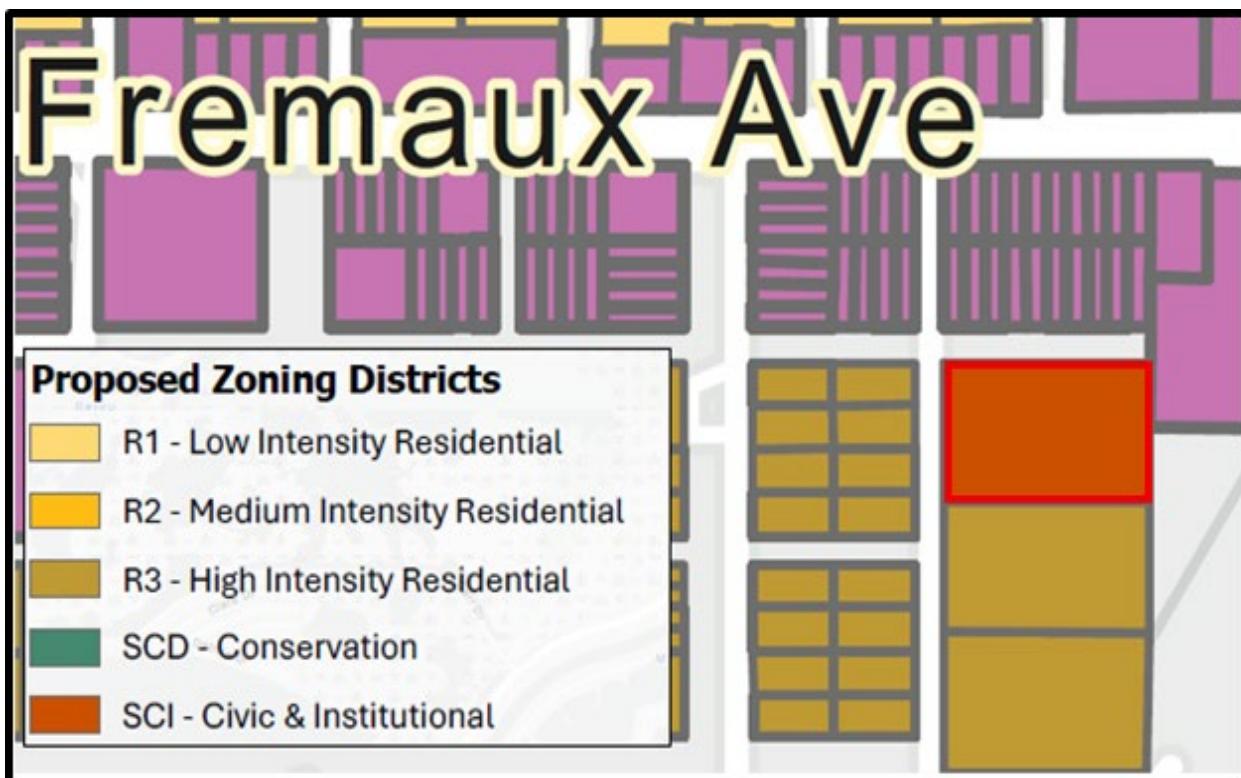


Figure 4. Street View (2024)

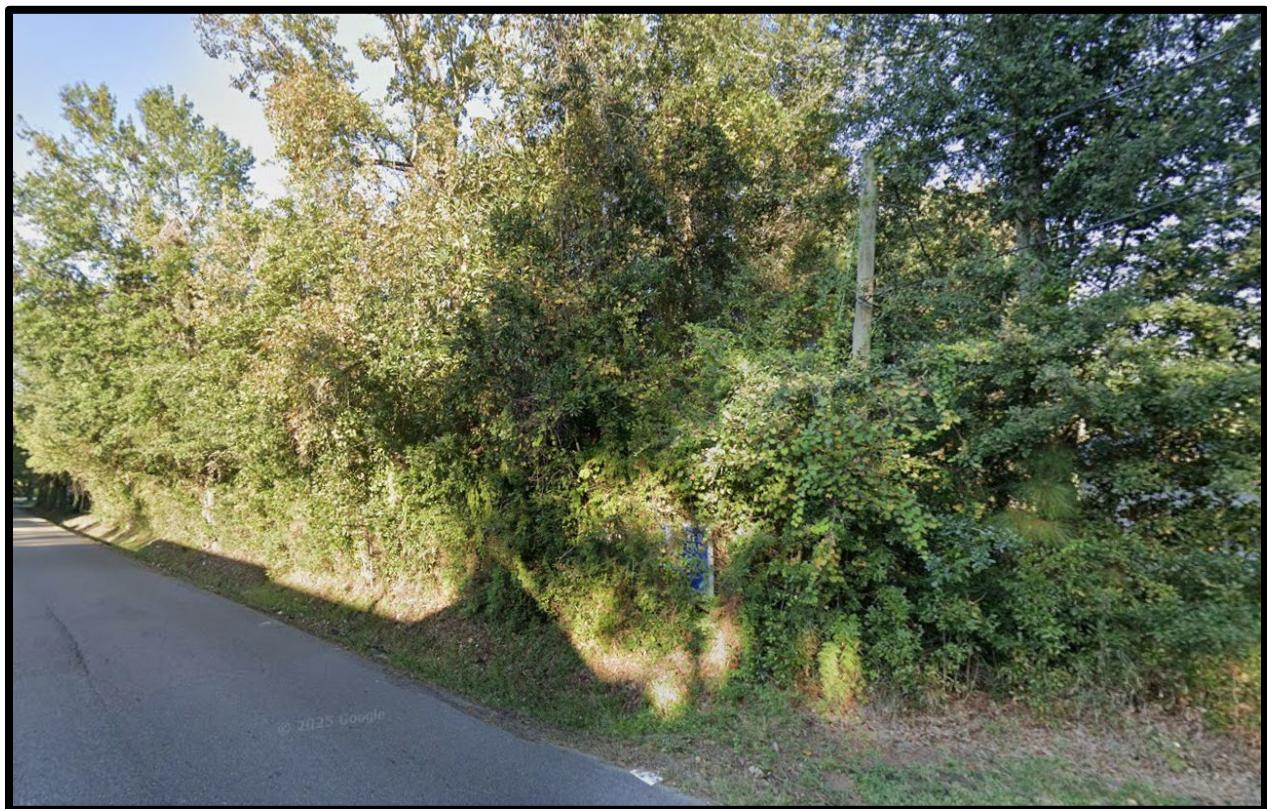


Figure 5. City Utility Map

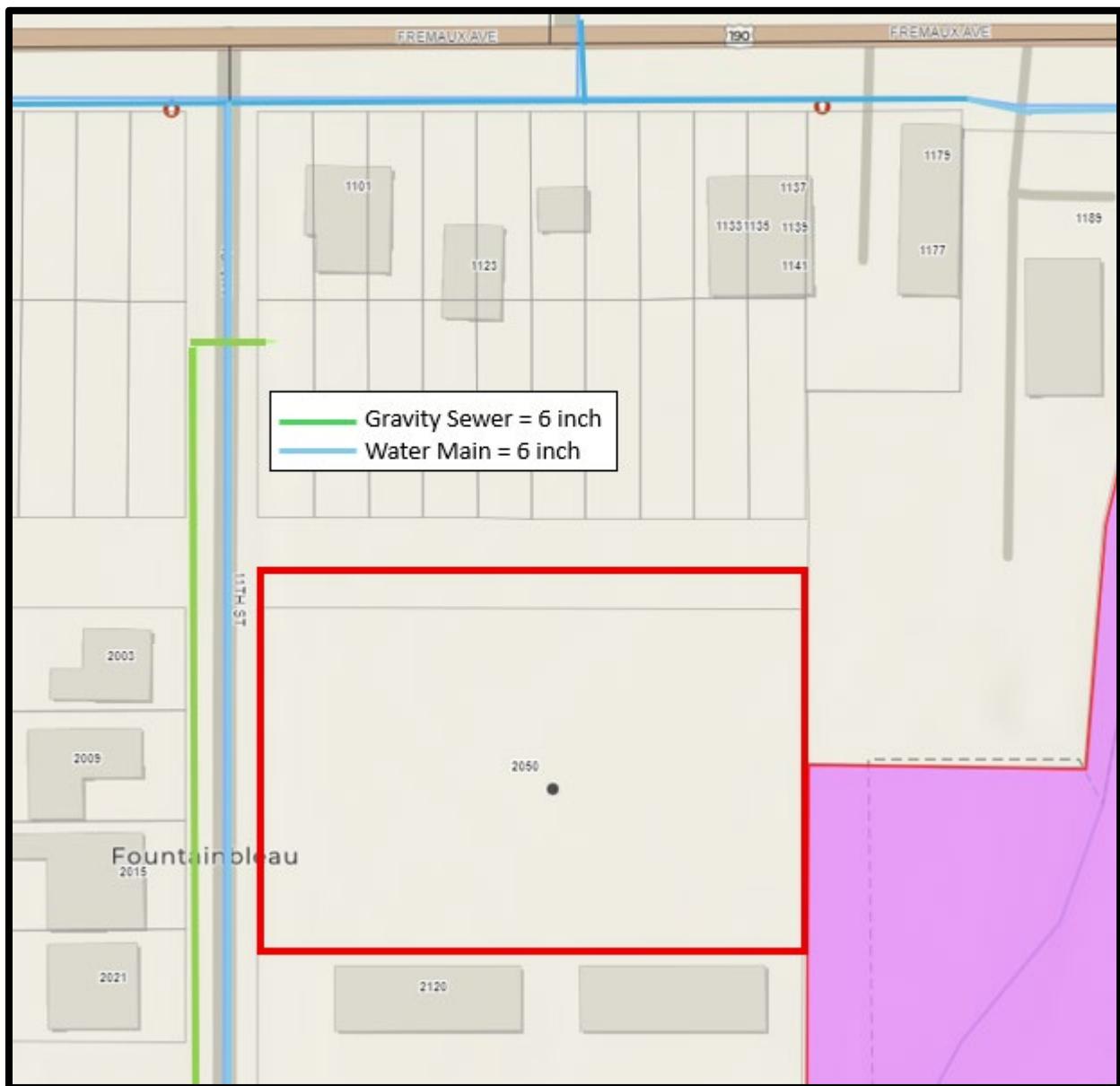


Figure 6. FEMA Flood Map w/Proposed Info

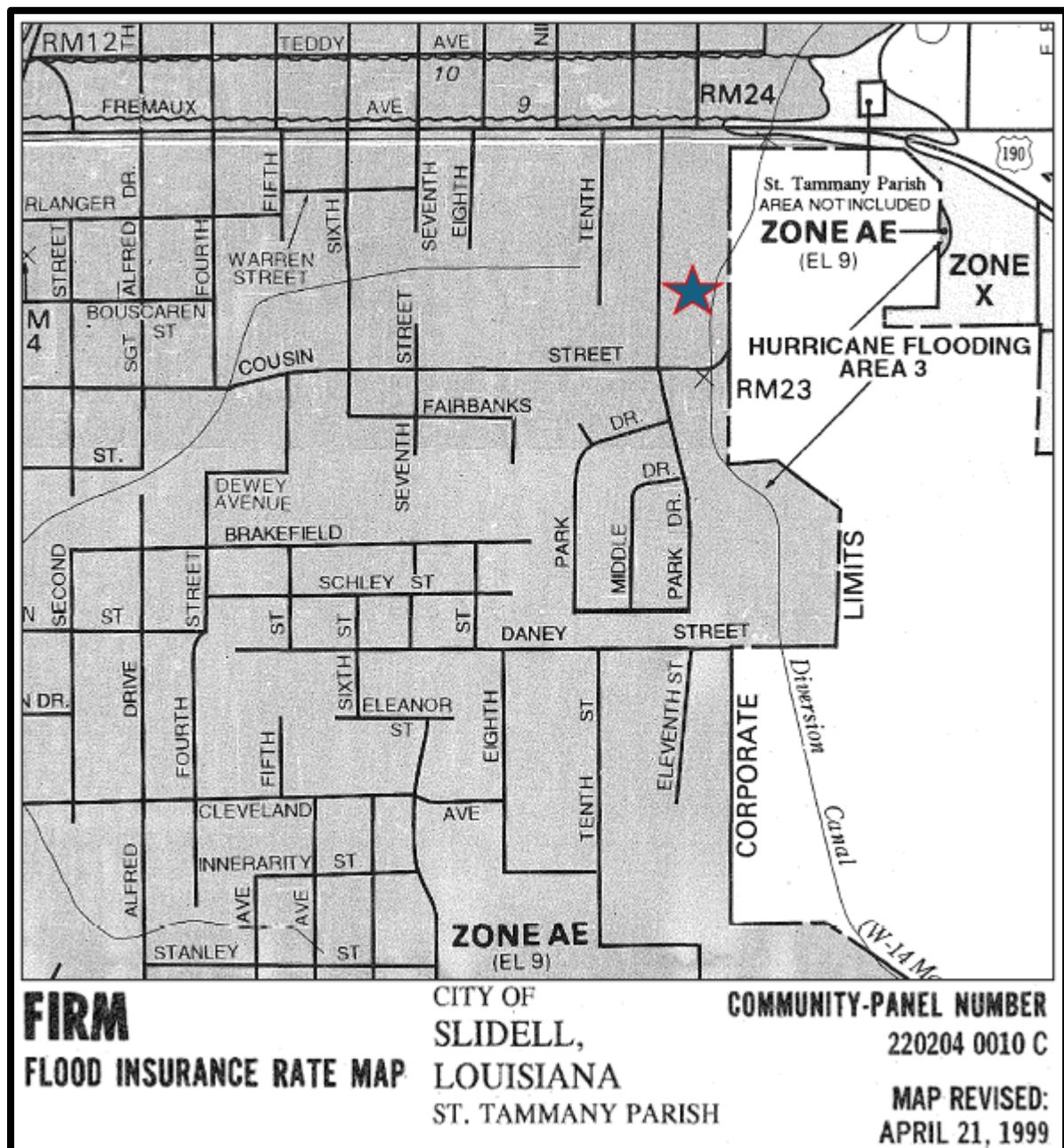


Figure 7. Proposed Resubdivision Map

SEE NEXT PAGE FOR PROPOSED RESUBDIVISION

INSERT MAP

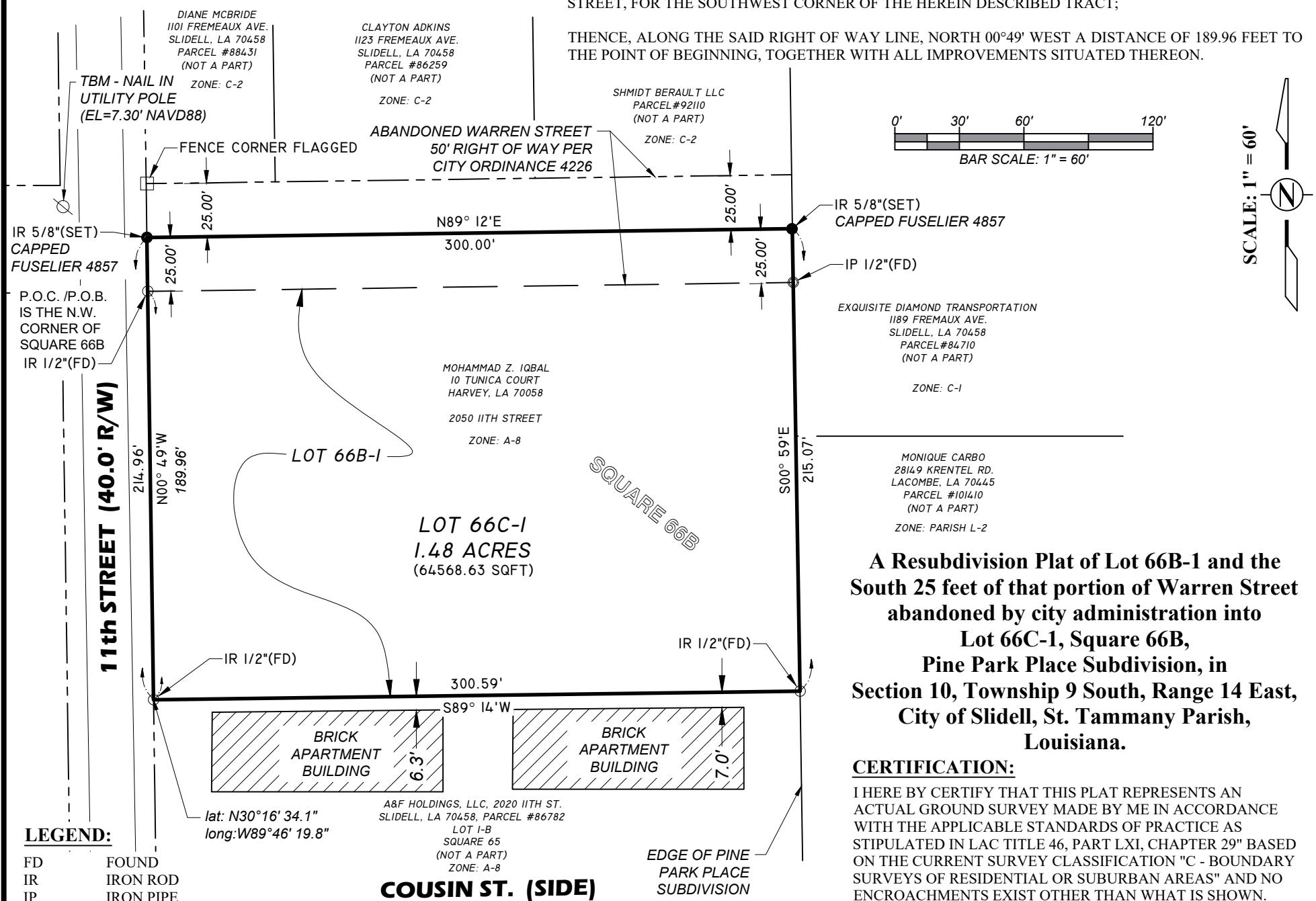


VICINITY MAP

N.T.S.

TOTAL AREA: 64568.63 SQ. FT. AND 1.48 ACRES

FREMAUX AVE. (SIDE)



METES AND BOUNDS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOT 66C-1 CONTAINING 1.48 ACRES DESCRIBED AS BEING SITUATED IN SQUARE 66B, PINE PARK PLACE SUBDIVISION, SECTION 10, TOWNSHIP 9 SOUTH, RANGE 14 EAST, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA AND SHOWN ON THE MAP OF SURVEY BY RYAN J. FUSELIER, REGISTERED PROFESSIONAL LAND SURVEYOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HALF INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SQUARE 66B, PINE PARK PLACE SUBDIVISION, SECTION 10, T9S, R14E, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA, THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF 11TH STREET, NORTH 00° 49' WEST FOR A DISTANCE OF 25.00 FEET TO A FIVE-EIGHT INCH IRON ROD SET CAPPED FUSELIER 4857 AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF 11TH STREET AND THE CENTERLINE OF THE ABANDONED WARREN STREET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SAID CENTERLINE AND LEAVING SAID RIGHT OF WAY LINE, NORTH 89°12' EAST FOR A DISTANCE OF 300.00 FEET TO A FIVE-EIGHT INCH IRON ROD SET CAPPED FUSELIER 4857 AT THE SOUTHEAST CORNER OF A TRACT CONVEYED TO SHMIDT BERAULT, LLC, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID CENTERLINE, SOUTH 00°59' EAST PASSING A HALF INCH IRON PIPE FOUND A DISTANCE OF 25.00 FEET, CONTINUE FOR A TOTAL DISTANCE OF 215.07 FEET TO A HALF INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A TRACT CONVEYED TO A&F HOLDINGS, LLC, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERLY PROPERTY LINE OF A&F HOLDINGS, LLC, SOUTH 89°14' WEST A DISTANCE OF 300.59 FEET TO A HALF INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO A&F HOLDINGS, LLC AND AT THE EASTERN RIGHT OF WAY LINE OF 11TH STREET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SAID RIGHT OF WAY LINE, NORTH 00°49' WEST A DISTANCE OF 189.96 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

SHMIDT BERAULT LLC
PARCEL #92110
(NOT A PART)

ZONE: C-2

0' 30' 60' 120'
BAR SCALE: 1" = 60'

SCALE: 1" = 60'
N

EXQUISITE DIAMOND TRANSPORTATION
1189 FREMAUX AVE.
SLIDELL, LA 70458
PARCEL #84710
(NOT A PART)

ZONE: C-1

MONIQUE CARBO
28149 KRENTEL RD.
LACOMBE, LA 70445
PARCEL #101410
(NOT A PART)

ZONE: PARISH L-2

A Resubdivision Plat of Lot 66B-1 and the South 25 feet of that portion of Warren Street abandoned by city administration into Lot 66C-1, Square 66B, Pine Park Place Subdivision, in Section 10, Township 9 South, Range 14 East, City of Slidell, St. Tammany Parish, Louisiana.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

APPROVALS:

CHAIRMAN OF PLANNING COMMISSION DATE

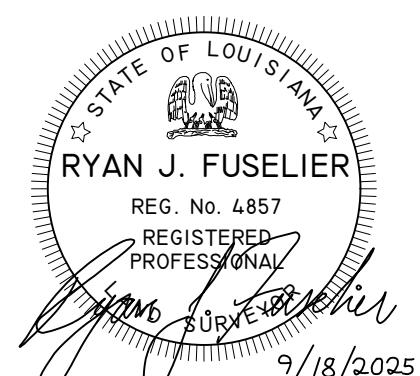
MAYOR DATE

PRESIDENT OF CITY COUNCIL DATE

CLERK OF COURT DATE

MAP FILE NO. DATE FILED

OWNER/AGENT DATE



RYAN J. FUSELIER, PLS REG. NO. 4857
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)466-0684



Planning Department

Staff Report

Case No. SUBD2025-0018

Subdivision of Two Parcels located at
3628 & 3636 Pontchartrain Drive

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

Location: 3636 Pontchartrain Dr. (**Figure 1**)

Owner/Applicant: Gimenez, LLC (Ruben Gimenez)

Zoning: C-4 Highway Commercial

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

Request: SUBD 2025-0018: A re-subdivision plat of Lots 6 and 7, Square 4, Magnolia Heights, into Lot 6-1, at 3636 Pontchartrain Dr and 3628 Pontchartrain Dr respectively, in Section 44, Township 9 South, Range 14 East, City of Slidell, Greensburg Land District, St Tammany Parish, Louisiana.

Planning Commission: January 12, 2026

STAFF RECOMMENDATION

APPROVAL

BACKGROUND

1. The petitioned property identified as Lot 6 is developed with a previous restaurant; Lot 7 is currently vacant, having recently had a 2-story structure demolished (**Figure 3**).
2. The properties are zoned C-4 Highway Commercial with no identifiable servitudes or overlay designation.
3. The properties, once combined, will continue the previous commercial use as a restaurant with renovated parking lot area.
4. Public access to Pontchartrain Drive (Hwy 11) will be modified once the parking lot improvements are made; the applicant has requested approval of a phased approach which the City Attorney is working on as a legal agreement.
5. As an existing commercial use, there is public water (8") and a gravity sewer line (8"), both available to the west within the LADOTD Right-of-Way immediately in front of the subject property. (**Figure 3**).
6. The property is in a special flood hazard area, in flood zone AE11. The land has an approximate elevation of 1.4 feet for Tract A and approximately 0.3 feet for Tract B. (**Figure 4**)
7. The purpose of modifying the property boundaries is to provide a larger parcel for use as parking for the primary commercial use (**Figure 5**).

FINDINGS

8. The Planning Department recommends approval.

FIGURES

FIGURE 1. – Location Aerial and City Zoning (C-4)



Figure 2. – Future Land Use Map (Comp Plan 2024)



Figure 3. – City Zoning and Utilities

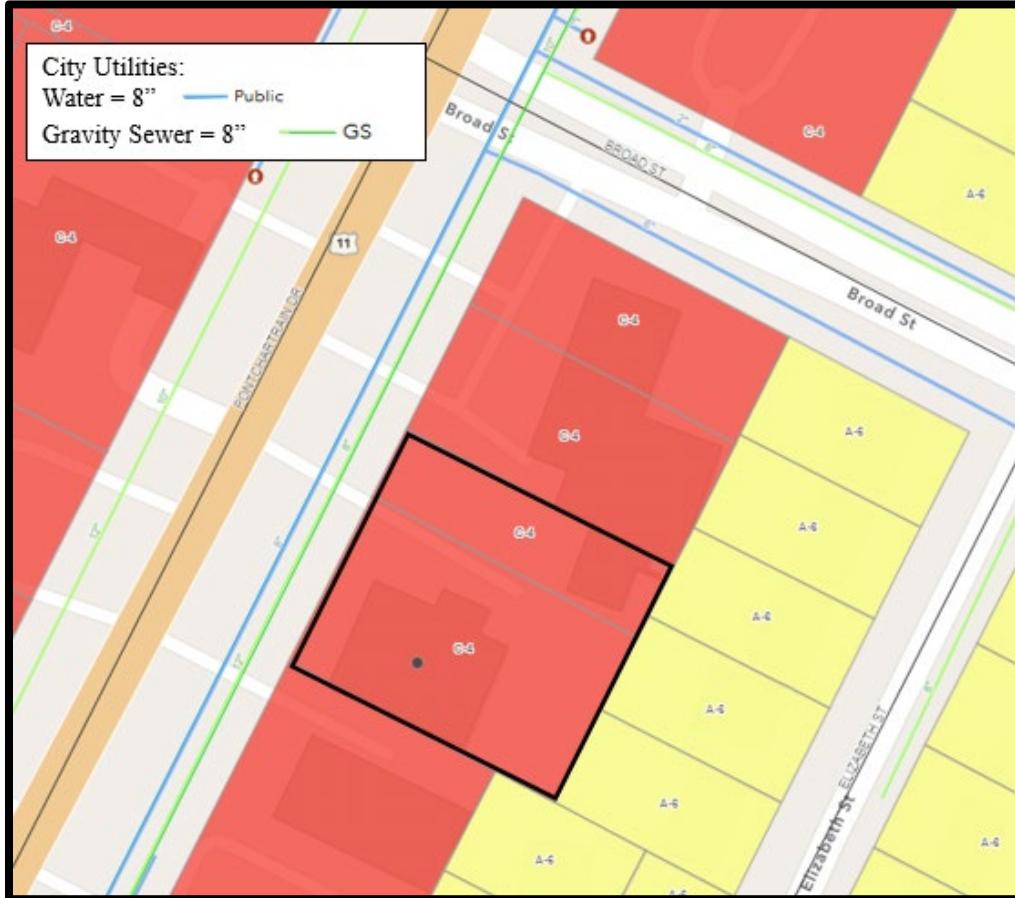


Figure 4. – FEMA Flood Maps (Active and Preliminary)

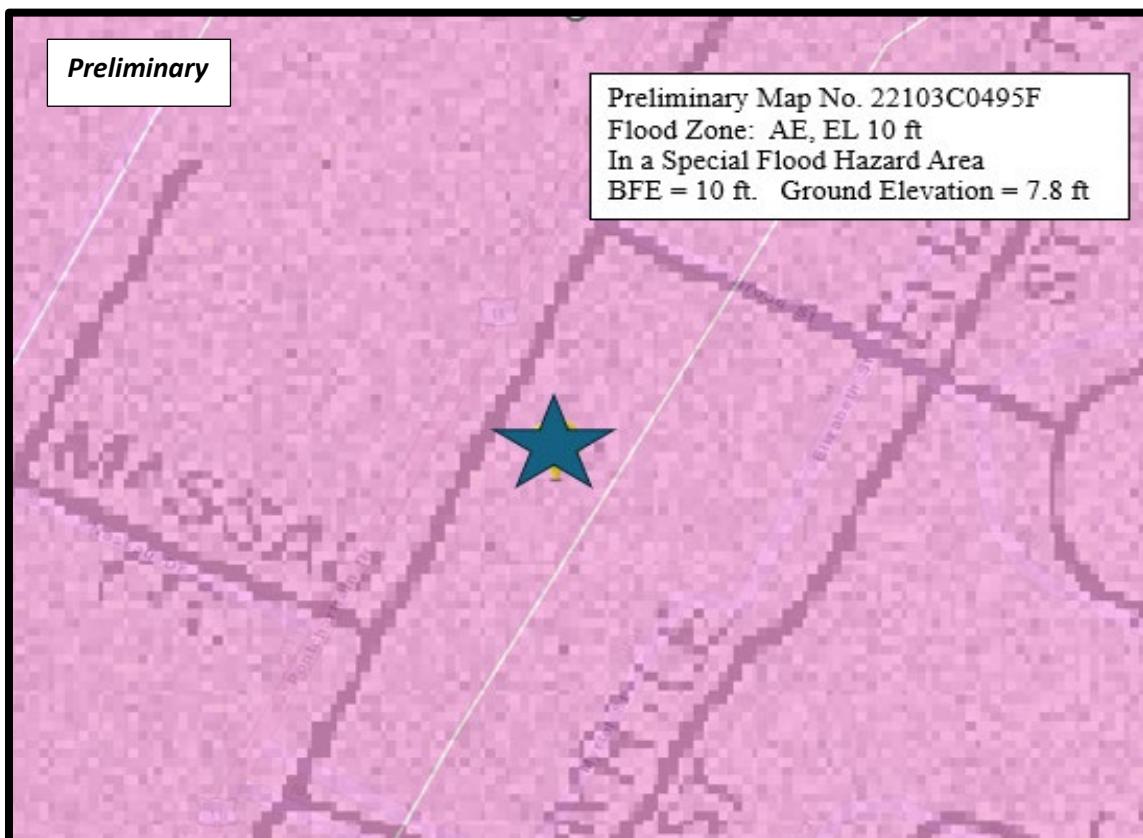
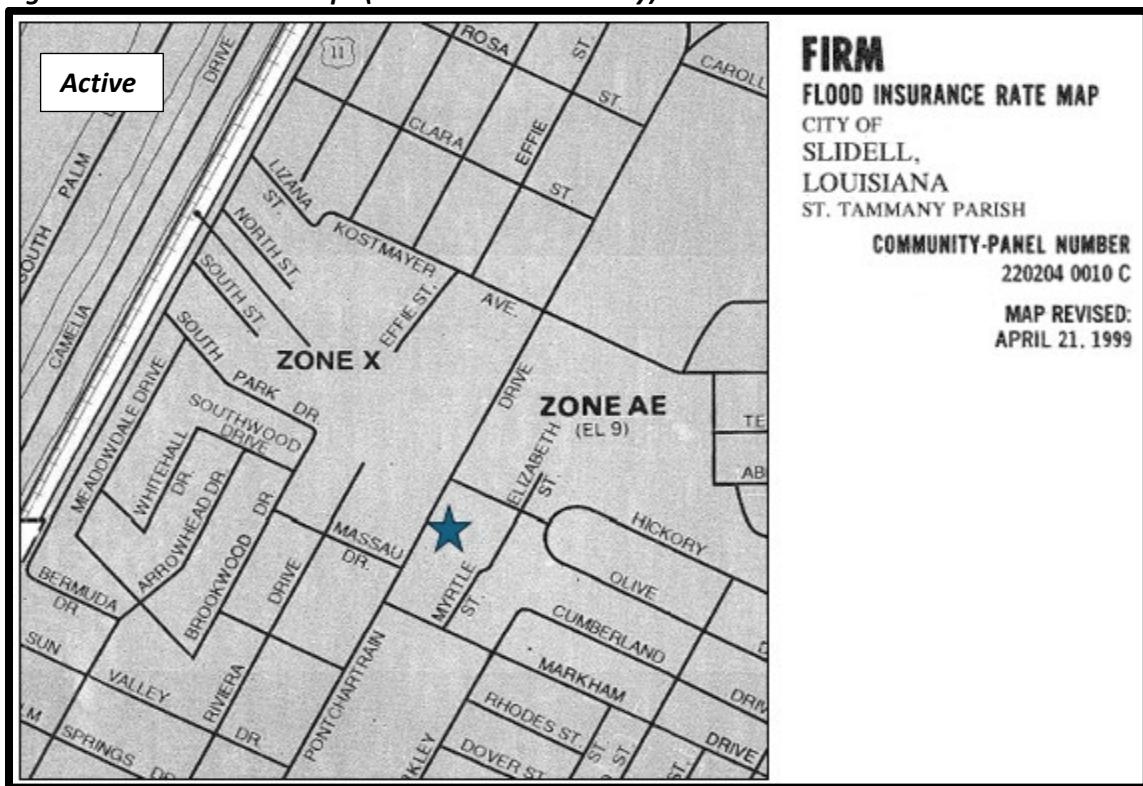
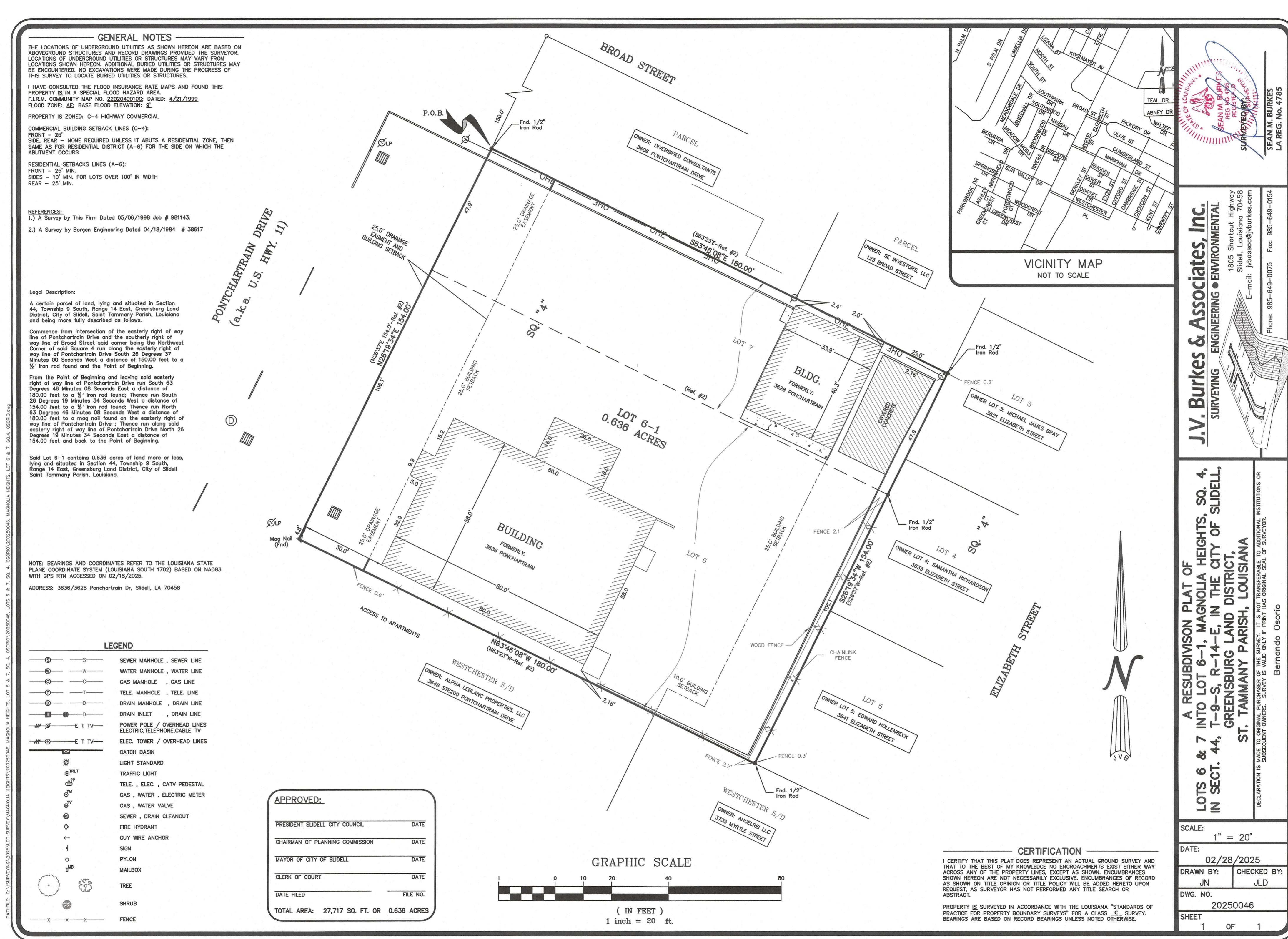


Figure 5. Proposed Subdivision

SEE ATTACHED SUBDIVISION MAP – NEXT PAGE





Planning Department

Staff Report

Case No. SUBD2025-0020

Subdivision of One Lot into 6 Lots,
Located along West Howze Beach Road on
Coldwater Creek Drive

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

Location: Coldwater Creek Condos (**Figure 1**)

Owner: JLM LLC (Michael Moore)

Applicant: Gerald Kelso, Kelly Home Builders

Zoning: A-8 High Density Urban

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

Request: SUBD 2025-0020: A re-subdivision plat of Lot 5, Discovery Park Subdivision, into Lots 5A, 5B, 5C, 5D, 5E, and 5F, within the Coldwater Creek Condo development, Section 44, Township 9 South, Range 14 East, City of Slidell, St Tammany Parish, Louisiana

Planning Commission: January 12, 2026

STAFF RECOMMENDATION

APPROVAL UPON RECEIPT & ACCEPTANCE OF OUTSTANDING DOCUMENTATION

BACKGROUND

1. The petitioned properties are partially developed (Lot 5A) with the remaining proposed lots vacant land (**Figure 1**).
2. The property and all four property lots of the condominium development are zoned A-8 High Density Urban (R3 High Density Residential).
3. The A-8 zoning district does requires minimum lot sizes if used for a dwelling. The proposed development requires a minimum of 7,000 square feet for each lot proposed for a duplex.
4. The re-subdivision will include a servitude to City of Slidell along the private drive known as Coldwater Creek Drive for City-owned utilities to the entire development.
5. There is public water and public sewer line existing within the site; specific size and location is unknown.
6. The property is in a special flood hazard area, in flood zone AE9, with a Base Flood Elevation of approximately 12 ft and ground elevation of approximately 7.8 ft. (**Figure 3**)
7. The applicant has been hired to construct five duplex condominiums on Lot 5 on the remaining building sites as per the Coldwater Creek approved plans. To meet the City's development requirements as a small-scale multifamily development, the re-subdivision of the remaining building sites is necessary. These development sites include equal portions of the private drive that services the entire Condo community and are maintained through its Condo Association. (**Figure 4**).

FINDINGS

The Planning Department recommends approval.

FIGURES

Figure 1. Location Aerial and Zoning

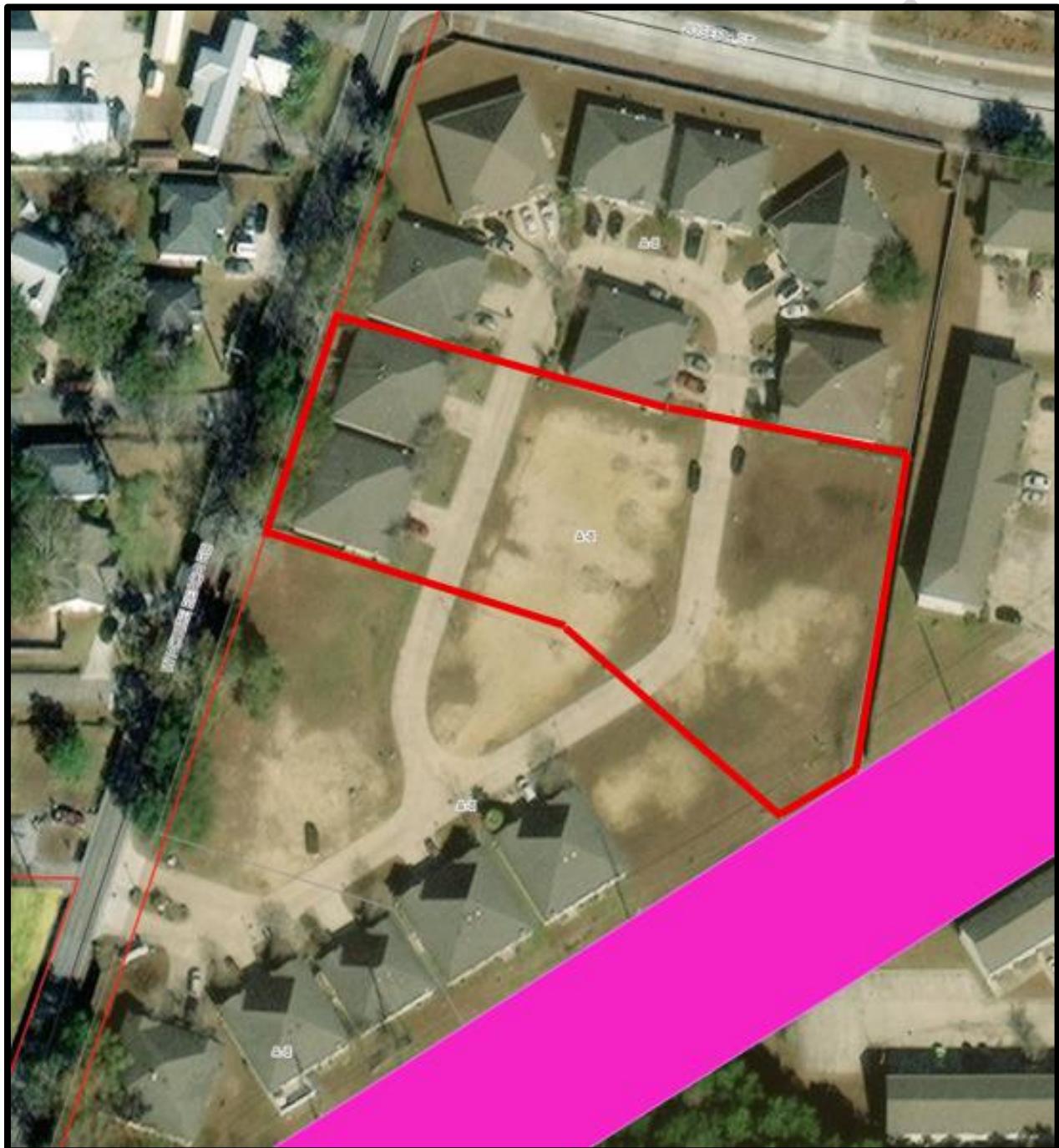


Figure 2. Future Land Use Map (Comp Plan 2040)

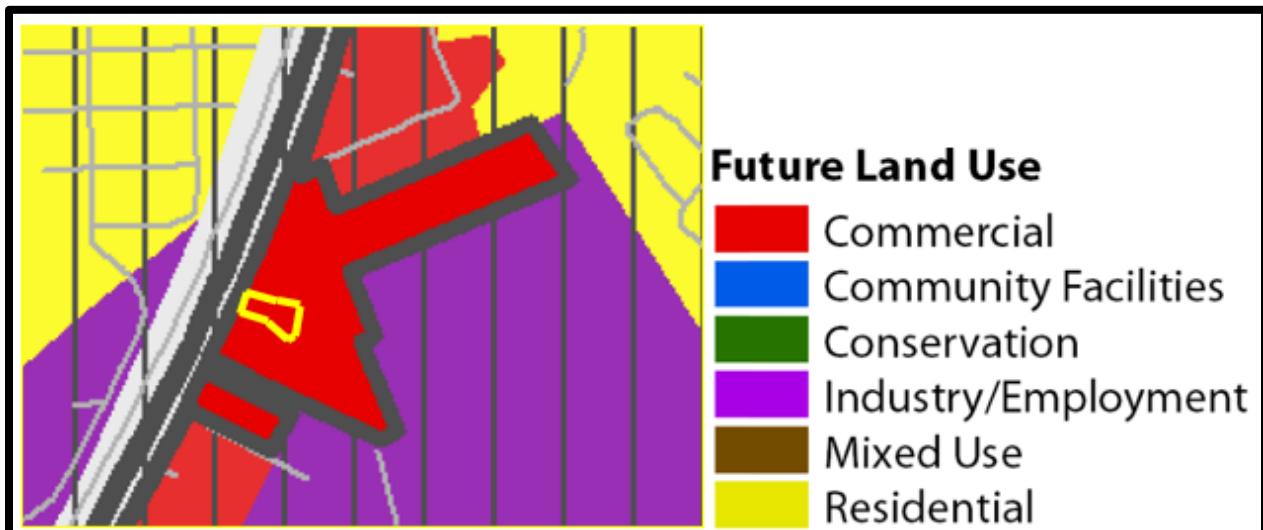


Figure 3. FEMA Flood Maps (Active and Preliminary)

Active -

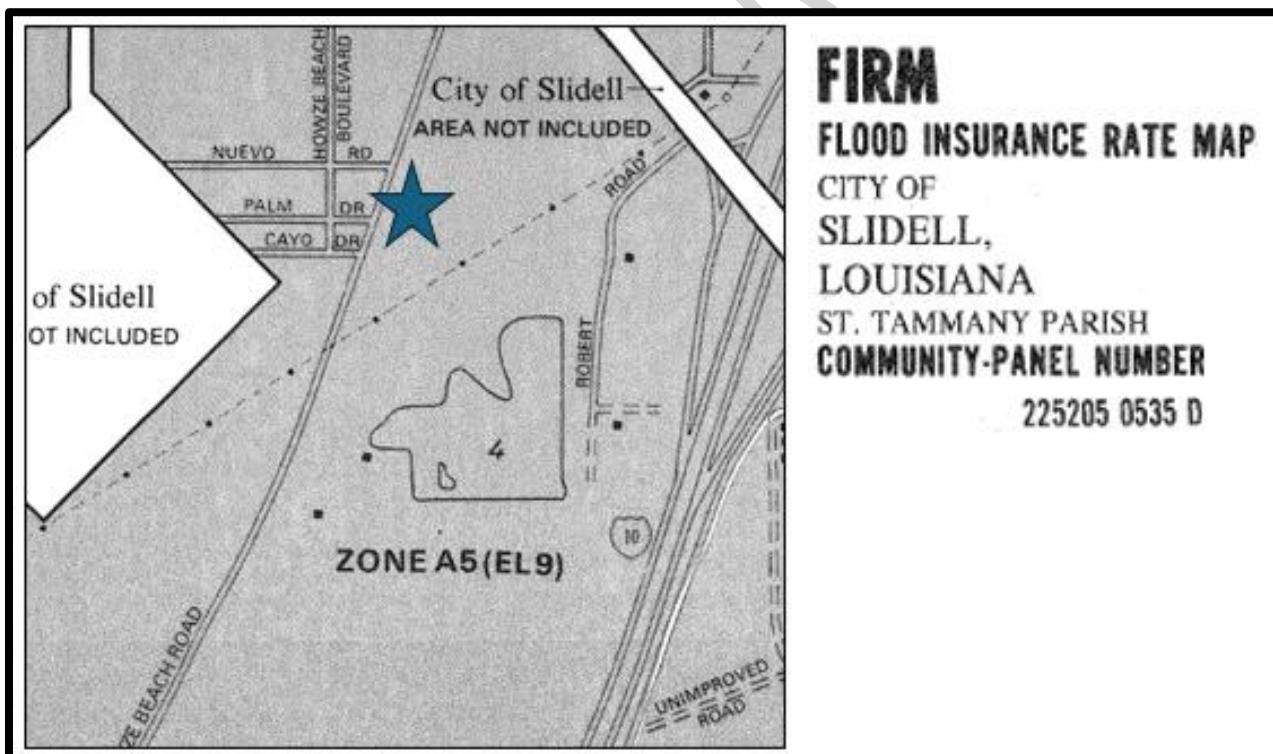


Figure 3. FEMA Flood Maps (Active and Preliminary)

Preliminary –

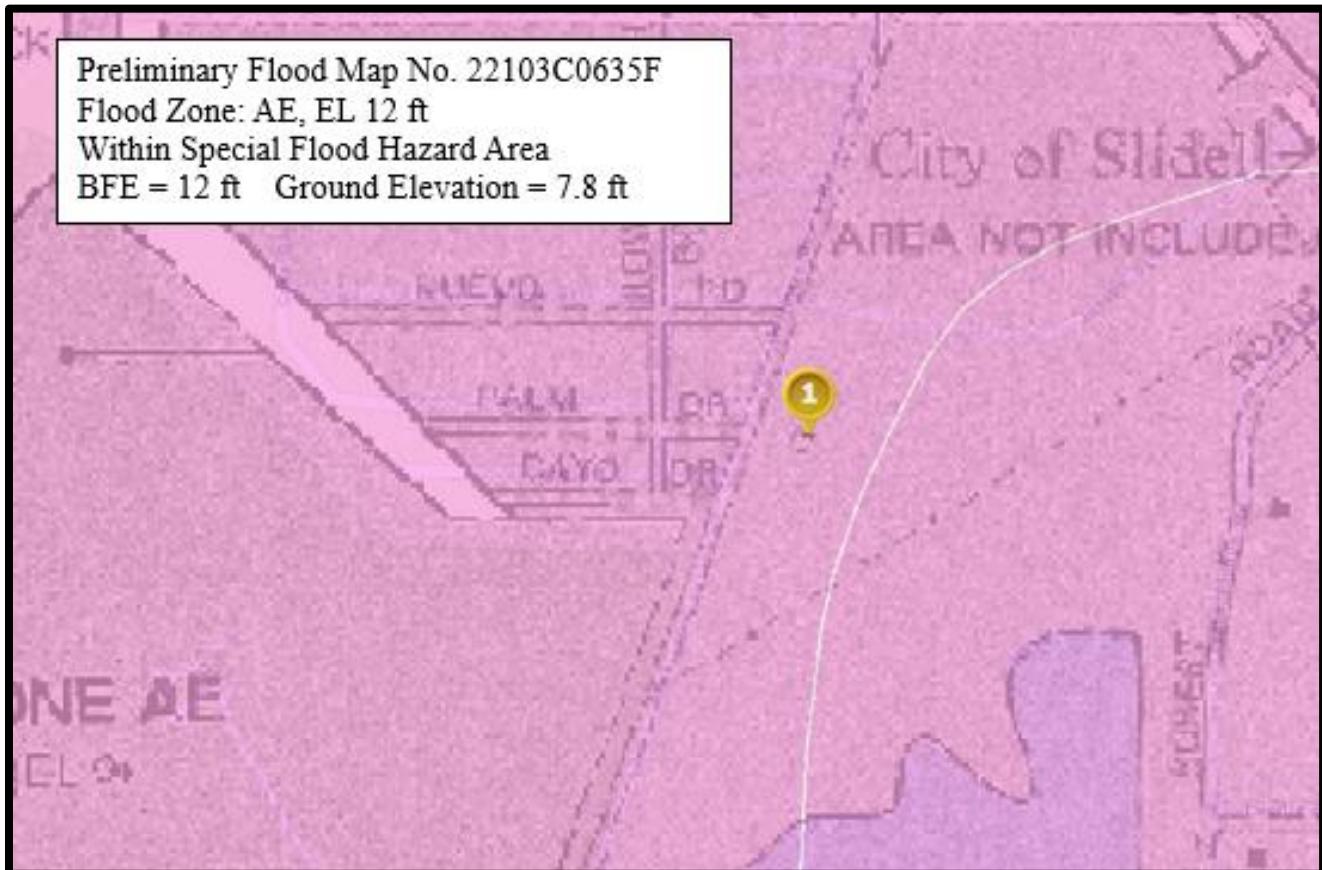


Figure 4. – Proposed Resubdivision Map (incomplete)

PROPOSED RESUBDIVISION OF SUBJECT LOT 5 CAN BE VIEWED NEXT PAGE

Legal Description - Lot 5A, Discovery Park situated in Section 44 - Township 9 South - Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the intersection of the southerly right of way line of Joseph Street and the easterly right of way line of West Howze Beach Road in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said easterly right of way line of West Howze Beach Road South 17 Degrees 50 Minutes 50 Seconds West a distance of 173.13 feet to a $\frac{1}{4}$ " iron rod found and the Point of Beginning.

From the Point of Beginning and leaving said easterly right of way line of West Howze Beach Road run South 72 Degrees 08 Minutes 07 Seconds East a distance of 118.11 feet to an "X"-cut set; Thence run South 17 Degrees 51 Minutes 52 Seconds West a distance of 134.62 feet to a $\frac{1}{4}$ " iron rod found on the easterly right of way line of West Howze Beach Road; Thence run along said easterly right of way line of West Howze Beach Road North 17 Degrees 51 Minutes 52 Seconds East a distance of 134.62 feet and back to the Point of Beginning.

Said Lot 5A contains 0.365 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

Legal Description - Lot 5B, Discovery Park situated in Section 44 - Township 9 South - Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the intersection of the southerly right of way line of Joseph Street and the easterly right of way line of West Howze Beach Road in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said easterly right of way line of West Howze Beach Road South 17 Degrees 50 Minutes 50 Seconds West a distance of 173.13 feet to a $\frac{1}{4}$ " iron rod found; Thence leaving said easterly right of way line of West Howze Beach Road run South 72 Degrees 08 Minutes 07 Seconds East a distance of 118.11 feet to an "X"-cut set and the Point of Beginning.

From the Point of Beginning run South 72 Degrees 08 Minutes 07 Seconds East a distance of 84.10 feet to a $\frac{1}{4}$ " iron rod found; Thence run South 81 Degrees 39 Minutes 50 Seconds East a distance of 44.52 feet to an "X"-cut set; Thence run South 08 Degrees 20 Minutes 10 Seconds West a distance of 75.73 feet to an "X"-cut set; Thence run North 72 Degrees 08 Minutes 07 Seconds West a distance of 140.55 feet to an "X"-cut set; Thence run North 17 Degrees 51 Minutes 50 Seconds East a distance of 67.31 feet and back to the Point of Beginning.

Said Lot 5B contains 0.212 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

Legal Description - Lot 5C, Discovery Park situated in Section 44 - Township 9 South - Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the intersection of the southerly right of way line of Joseph Street and the easterly right of way line of West Howze Beach Road in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said easterly right of way line of West Howze Beach Road South 17 Degrees 50 Minutes 50 Seconds West a distance of 173.13 feet to a $\frac{1}{4}$ " iron rod found; Thence leaving said easterly right of way line of West Howze Beach Road run South 72 Degrees 08 Minutes 07 Seconds East a distance of 202.21 feet to a $\frac{1}{4}$ " iron rod found; Thence run South 81 Degrees 39 Minutes 50 Seconds East a distance of 44.52 feet to an "X"-cut set and the Point of Beginning.

From the Point of Beginning run South 08 Degrees 20 Minutes 10 Seconds West a distance of 38.32 feet to an "X"-cut set; Thence run along a curve to the right (clockwise) having a radius of 40.00 feet, an arc length of 34.07 feet with a chord bearing of South 32 Degrees 44 Minutes 24 Seconds West a distance of 33.05 feet to an "X"-cut set; Thence run South 50 Degrees 35 Minutes 12 Seconds West a distance of 21.93 feet to an "X"-cut set; Thence run North 50 Degrees 35 Minutes 12 Seconds West a distance of 52.83 feet to a $\frac{1}{4}$ " iron rod found; Thence run North 72 Degrees 08 Minutes 07 Seconds West a distance of 75.38 feet to an "X"-cut set; Thence run North 17 Degrees 51 Minutes 52 Seconds East a distance of 140.55 feet and back to the Point of Beginning.

Said Lot 5C contains 0.238 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

Legal Description - Lot 5D, Discovery Park situated in Section 44 - Township 9 South - Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the intersection of the southerly right of way line of Joseph Street and the easterly right of way line of West Howze Beach Road in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said easterly right of way line of West Howze Beach Road South 17 Degrees 50 Minutes 50 Seconds West a distance of 173.13 feet to a $\frac{1}{4}$ " iron rod found; Thence leaving said easterly right of way line of West Howze Beach Road run South 72 Degrees 08 Minutes 07 Seconds East a distance of 202.21 feet to a $\frac{1}{4}$ " iron rod found; Thence run South 81 Degrees 39 Minutes 50 Seconds East a distance of 44.52 feet to an "X"-cut set and the Point of Beginning.

From the Point of Beginning run South 81 Degrees 39 Minutes 50 Seconds East a distance of 115.17 feet to a fence corner found; Thence run South 08 Degrees 20 Minutes 10 Seconds West a distance of 64.83 feet to a $\frac{1}{4}$ " iron rod set; Thence run North 81 Degrees 39 Minutes 50 Seconds West a distance of 115.17 feet to an "X"-cut set; Thence run North 08 Degrees 20 Minutes 10 Seconds East a distance of 64.83 feet and back to the Point of Beginning.

Said Lot 5D contains 0.171 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

Legal Description - Lot 5E, Discovery Park situated in Section 44 - Township 9 South - Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the intersection of the southerly right of way line of Joseph Street and the easterly right of way line of West Howze Beach Road in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said easterly right of way line of West Howze Beach Road South 17 Degrees 50 Minutes 50 Seconds West a distance of 173.13 feet to a $\frac{1}{4}$ " iron rod found; Thence leaving said easterly right of way line of West Howze Beach Road run South 72 Degrees 08 Minutes 07 Seconds East a distance of 202.21 feet to a $\frac{1}{4}$ " iron rod found; Thence run South 81 Degrees 39 Minutes 50 Seconds East a distance of 44.52 feet to an "X"-cut set; Thence run South 08 Degrees 20 Minutes 10 Seconds West a distance of 64.84 feet to an "X"-cut set and the Point of Beginning.

Said Lot 5E contains 0.183 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

Legal Description - Lot 5F, Discovery Park situated in Section 44 - Township 9 South - Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the intersection of the southerly right of way line of Joseph Street and the easterly right of way line of West Howze Beach Road in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana run along said easterly right of way line of West Howze Beach Road South 17 Degrees 50 Minutes 50 Seconds West a distance of 173.13 feet to a $\frac{1}{4}$ " iron rod found; Thence leaving said easterly right of way line of West Howze Beach Road run South 72 Degrees 08 Minutes 07 Seconds East a distance of 202.21 feet to a $\frac{1}{4}$ " iron rod found; Thence run South 81 Degrees 39 Minutes 50 Seconds East a distance of 44.52 feet to an "X"-cut set; Thence run South 08 Degrees 20 Minutes 10 Seconds West a distance of 8.06 feet to an "X"-cut set; Thence run North 08 Degrees 20 Minutes 10 Seconds East a distance of 49.21 feet and back to the Point of Beginning.

Said Lot 5F contains 0.203 acres of land more or less, lying and situated in Section 44, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UTILITIES IN GROUND ARE UNKNOWN. LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205 0535 D; DATED: 04/02/91
FLOOD ZONE: A5; BASE FLOOD ELEVATION: 9'.

REFERENCES:
1.) A SURVEY BY THIS FIRM DATED 9/9/25 DRAWING NO. 20250281.

NOTES:
PROPERTY IS ZONED AB HIGH DENSITY URBAN
BUILDING SETBACK LINES
FRONT: 25'
SIDES: 5'
REAR: 20'

PROPERTY ADDRESS: COLDWATER CREEK DRIVE

APPROVED:

CHAIRMAN OF PLANNING & ZONING COMMISSION DATE

MAYOR DATE

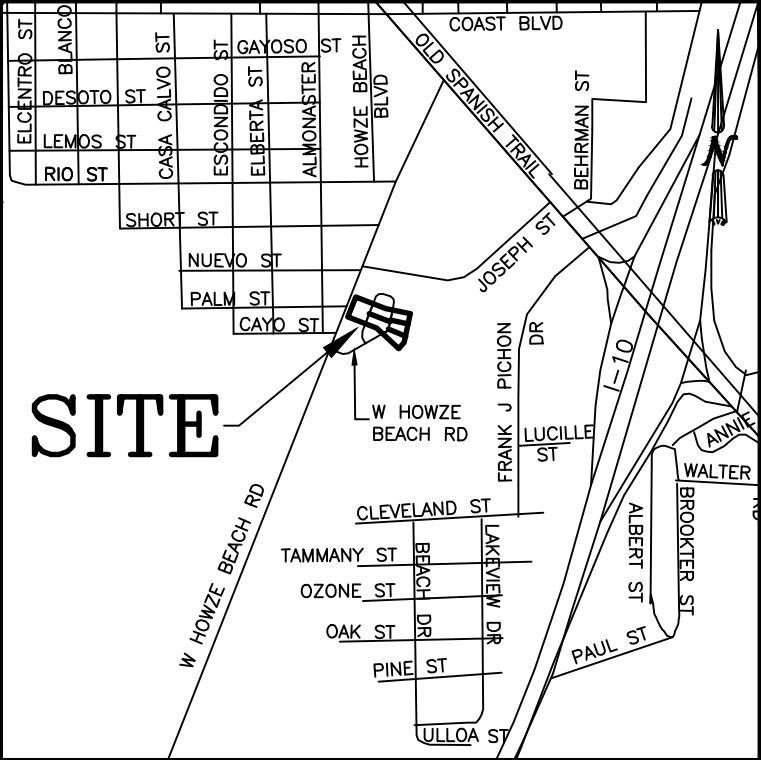
PRESIDENT OF CITY COUNCIL DATE

CLERK OF COURT DATE

MAP FILE NO. DATE FILED

OWNER/AGENT DATE

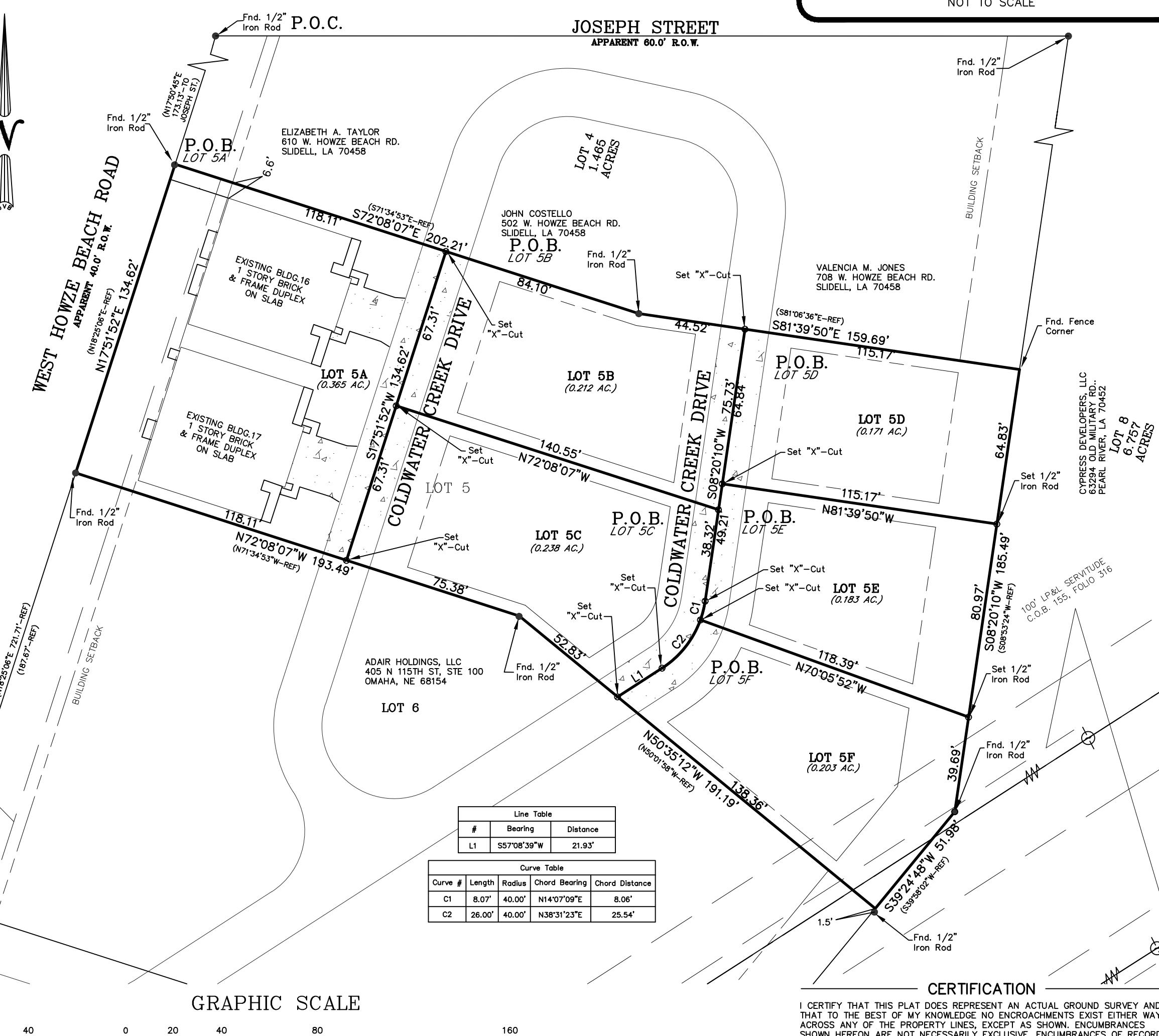
TOTAL AREA: 59,765.67 SQ. FT. OR 1.372 ACRES



VICINITY MAP
NOT TO SCALE

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- ✖ "X" CUT SET
- POWER POLE / OVERHEAD LINES



CERTIFICATION

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

J.V. Burkes & Associates, Inc.

SURVEYING • ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbaassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

A SURVEY OF LOT 5,
DISCOVERY PARK A.K.A. "COLDWATER CREEK"
CITY OF SLIDELL, SECTION 44, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINTED AND SIGNED BY SURVEYOR.

KELLY HOME BUILDERS

SCALE: 1" = 40
DATE: 12/05/2025
DRAWN BY: JN, JDL
CHECKED BY: MAC
DWG. NO. 20250281
SHEET 1 OF 1