

City of Slidell, Louisiana
Planning Commission
Agenda



SCAN ME
for the
PC website

May 18, 2026 at 7:00pm

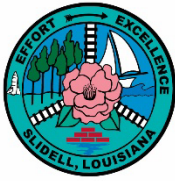
Council Chambers, 2045 2nd St, Slidell, LA

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)

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Minutes.** Approve minutes from April 20, 2026
4. **Public Hearing**
 - a. **AZ 2026-0002:** A request to annex property located along Shortcut Hwy, between Barbara and Beth Drives; identified as Lots 1 through 4, and 22 through 24, Square 6 in Pine Forest Subdivision; into the City of Slidell; and establish City zoning classification as CC – Corridor Commercial.
 - b. **SUBD 2026-0024:** A request for a Final Plat to subdivide one (1) lot with 0.671 acres; located at 1558 Fremaux Ave; identified as Lot 12A; into three (3) lots, Lots 12A-1, 12A-2, and 12A-3; in Pine Shadows Subdivision, Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana
 - c. ~~**SUBD 2026-0025:** A request for a Final Plat to subdivide Lots 10A, 14A, and 16, and the remainder of Lots 18, 20 and 21, into Lot 22A, Square 48, Brugier Addition; in Section 10, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana~~
DEFERRED TO JUNE 15, 2026.
5. **Other Business**
6. **General and Public Comments**
7. **Adjournment**

The next Planning Commission meeting will be June 15, 2026.



City of Slidell, Louisiana
Planning Commission
Minutes

April 20, 2026 @ 7:00 p.m.

Council Chambers, 2045 2nd Street, Slidell, LA

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

Commissioners Present

Landon Washington, Chair
Gayle Green, Vice Chair-7:10 P.M.
Chad Duffaut, Jr.
Michael Newton
Richard Reardon

Commissioners Not Present

Sandy Hicks

Staff Present

Daniel McElmurray, Planning Director
Erica Smith, Planning Secretary

2. **Pledge of Allegiance**

3. **Minutes.** Motion by Commissioner Duffaut to approve minutes of March 16, 2026 as written; Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved the minutes.

4. **Public Hearing**

a. **SUBD2026-0022:** A request for a Final Plat to subdivide 2 lots with a total 32.8329 acres; located at 1 Tiger Drive; identified as a 27.781 ac parcel, and a 5.0519 ac parcel; into one (1) parcel, Tract SHS; in Section 3, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana.

Introduced by Chair Washington. One person from the public spoke in support of the project. Director McElmurray addressed the Commission and recommended approval Commissioner Duffaut made a motion to approve **SUBD2026-0022**. Commissioner Newton seconded. A vote of 4 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2026-0022**.

b. **SUBD2026-0023:** A request for a Final Plat to subdivide one (1) lot with 3.059 acres; located at 108 Christian Lane; identified as Lot 1B; into two (2) lots, Lots 2B and 1C; in Section 35, Township 8 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana.

Introduced by Chair Washington. Director McElmurray addressed the Commission and recommended approval, after clarifying that this hearing was for the subdivision only, not the Conditional Use Permit. Commissioner Green made a motion to approve SUBD2026-0023. Commissioner Newton seconded. A vote of 5 YAYS, 0 NAYS, 0 ABSTAIN approved **SUBD2026-0023**.

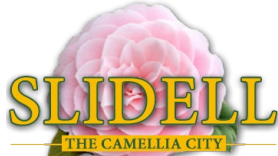
5. **Other Business**

- a. **Presentation of Slidell Vacant Properties Report by Desire Line**

Kara Dudek-Mizel and Hannah Rachlis of Desire Line presented the Commission with a Vacant Properties Report and there was discussion.

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

7. **Adjournment.** Meeting adjourned at 7:43 p.m. on a motion by Commissioner Duffaut, seconded by Commissioner Newton, and a vote of 5 YAYS, 0 NAYS, 0 ABSTAIN.



Planning Department

Staff Report

Case No. AZ 2026-0002

Annexation and Establishment of City Zoning Classification of
CC – Corridor Commercial for 7 Lots in Pine Forest Subdivision including
1601 Shortcut Highway

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

Location: Properties fronting Shortcut Hwy, Beth Dr and Barbara Dr in Pine Forest Subdivision, Square 6, Lots 1 through 4, and 22 through 24 (**Figure 1.**)

Petitioner(s): Lynn Wentzel Cox & Darrell A Cox (Lots 1&2); Darrell Cox (Lot 3&4); Darrell Cox Trustee, Darrell Cox Living Trust (Lots 22&23); and Darrell A Cox (Lot 24)

Zoning: Parish NC-2 and S-1

Future Land Use: Commercial and Residential (**Figure 2.**)

Requests: Annex and establish City zoning classification as CC - Corridor Commercial

Parish Concurrence: Needed; request sent on April 29, 2026

Planning & Zoning Commissions

Public Hearing: May 18, 2026

City Council (tentative)

Consent Agenda: May 26, 2026

Public Hearing: June 9, 2026

RECOMMENDATIONS

Planning Department

APPROVAL

Planning Commission

To be determined

FINDINGS

1. The petitioned properties contain 1.301 acres and are partially developed (**Figures 1 and 3**).
2. The petitioned properties have:

Non-Resident Owner	Property	Property Assessed Value	Ownership Percentage	Registered Voters within Property
Lynn W & Darrell A Cox	Lots 1 & 2	\$34,340.00	100%	-0-
Darrell Cox Living Trust	Lots 3 & 4	\$3,400.00	100%	-0-
Darrell Cox Living Trust	Lots 22 & 23	\$1,500.00	100%	-0-
Darrell Cox Living Trust	Lot 24	\$1,500.00	100%	-0-

3. The petitioned properties are contiguous with those lots of record within Parcels 95417 and 94817 City's corporate limits along Shortcut Highway only, with approximate frontage at 301 linear feet along the northern boundary lines of the properties.
4. The subject property is zoned by the Parish as NC-2 (Neighborhood Commercial) and S-1 (Suburban Residential). The applicants propose to establish City zoning as CC - Corridor Commercial for all lots. (**Figure 4**) as the City does not allow for dual zoning of a lot of record; see **Figure 3** for proposed re-subdivision lot boundaries.
5. CC allows some similar uses as HC-2; it does allow more intense uses, more appropriate for a major road and highway such as Shortcut Highway.
6. For the Sales Tax Enhancement Plan, the majority of the property is undeveloped commercial or non-commercial that is less than 90% surrounded by the City with more intense City zoning proposed. The Parish needs to concur in this annexation; the Planning Department sent a certified letter on May 4, 2026.
7. The subject properties as a group are located on a major road and State Highway – Shortcut Highway (Hwy 190 Business).
8. Other nearby properties on Shortcut Highway are zoned Parish HC-2, NC-2 and S-1 and City CC and CR (**Figures 1 and 4**).
9. CC Commercial Corridor zoning is appropriate for this location because of its location on a major road and proximity to other properties with the same or similar commercial zoning and is located within ½ mile of a major Interstate 10 exit.
10. City water is immediately adjacent to the northern boundary of the properties along Shortcut Hwy with a 12-inch main. City sewer is also available through a 10-inch force main which runs north/south along Beth Drive along the eastern ROW Line (**Figure 5**). Applicants understand any development of the property will be required to connect to City water and sewer.
11. The property is currently in a "C" flood zone which has similar requirements as Zone X. The approximate ground elevations of the properties are between 10.3 and 10.8 feet. (**Figure 6**.)
12. The Planning Department finds the annexation is reasonable for the following reasons:
 - Configuration of municipal boundaries to fill in gaps, following natural boundaries.
 - Extension of Commercial uses along Shortcut Highway is supported by the City's Comprehensive Plan (2040 Future Land Use).
 - With extension of utilities through this annexation, adjacent or nearby residents may benefit from development of the annexed area.

RECOMMENDATION:

The Planning Department finds the annexation and zoning map amendment requests meet applicable requirements and are appropriate.

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

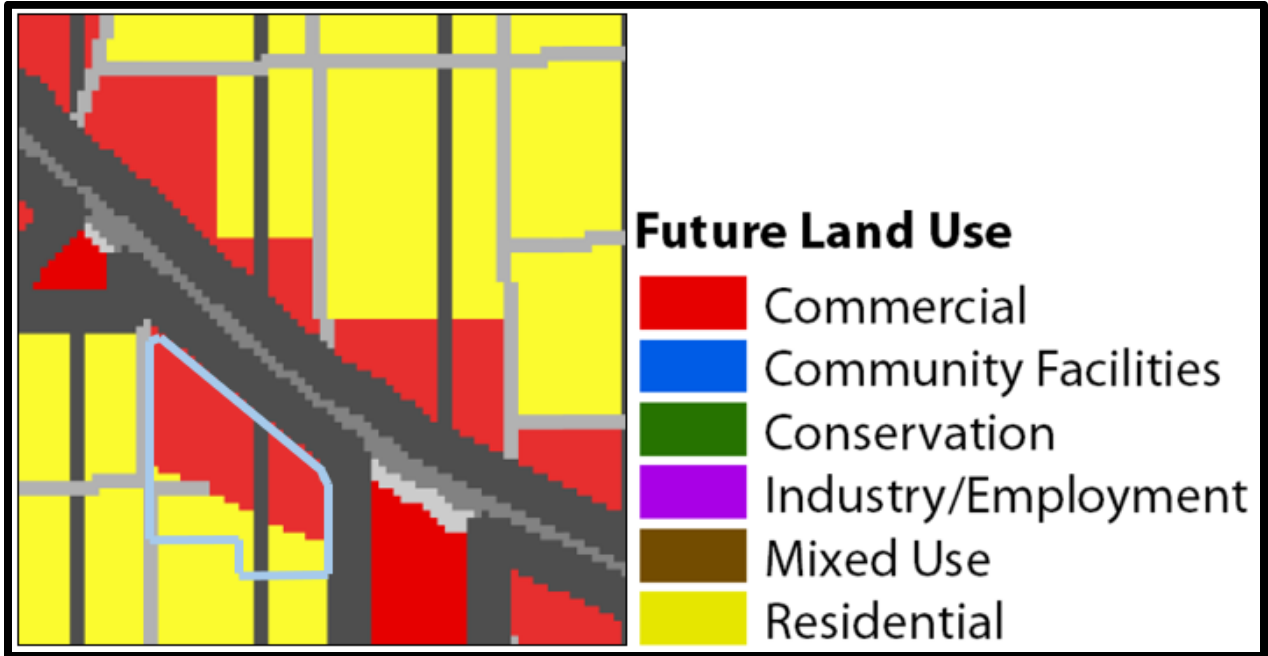


Figure 3. Proposed Resubdivision of Properties after Annexation

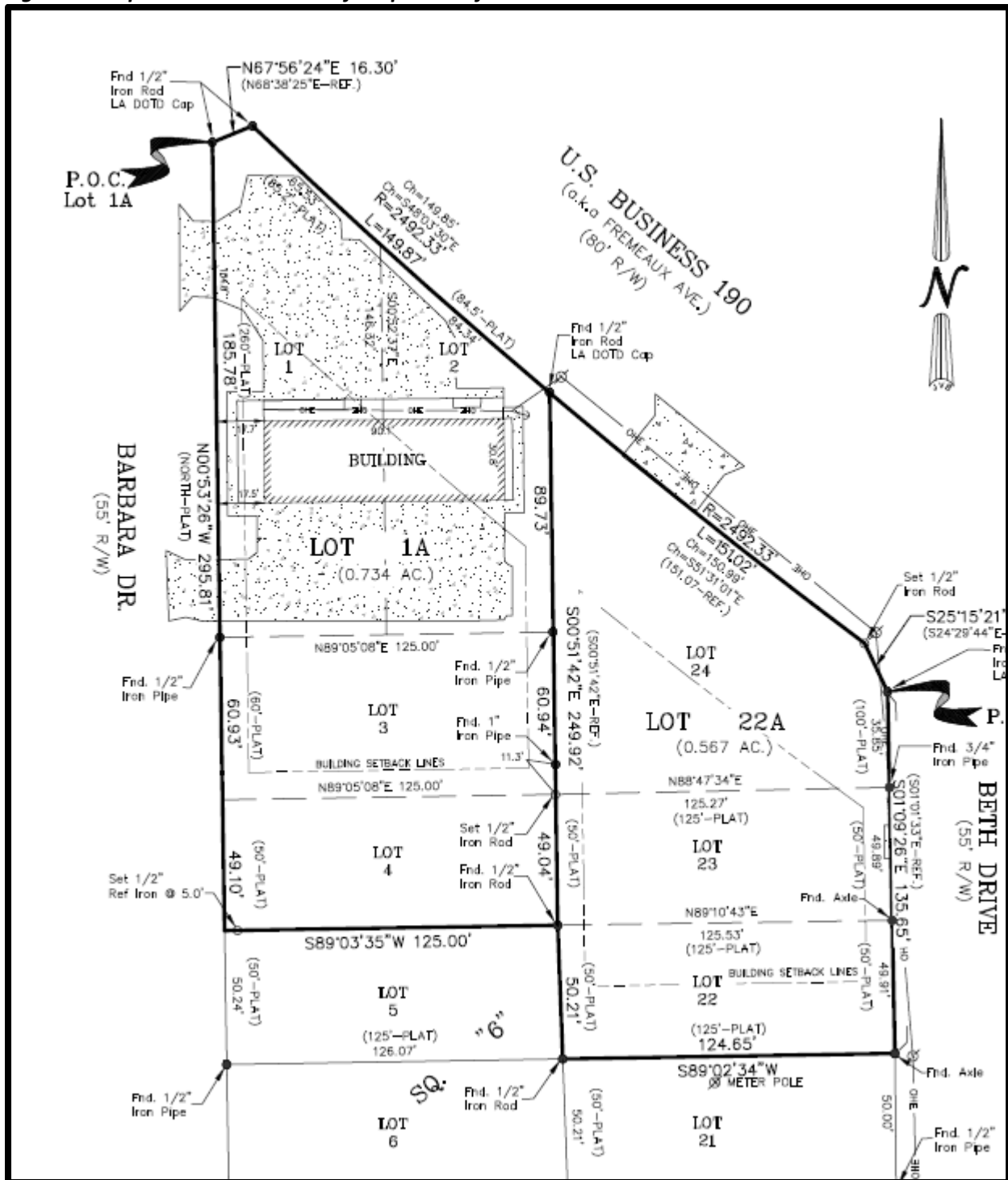
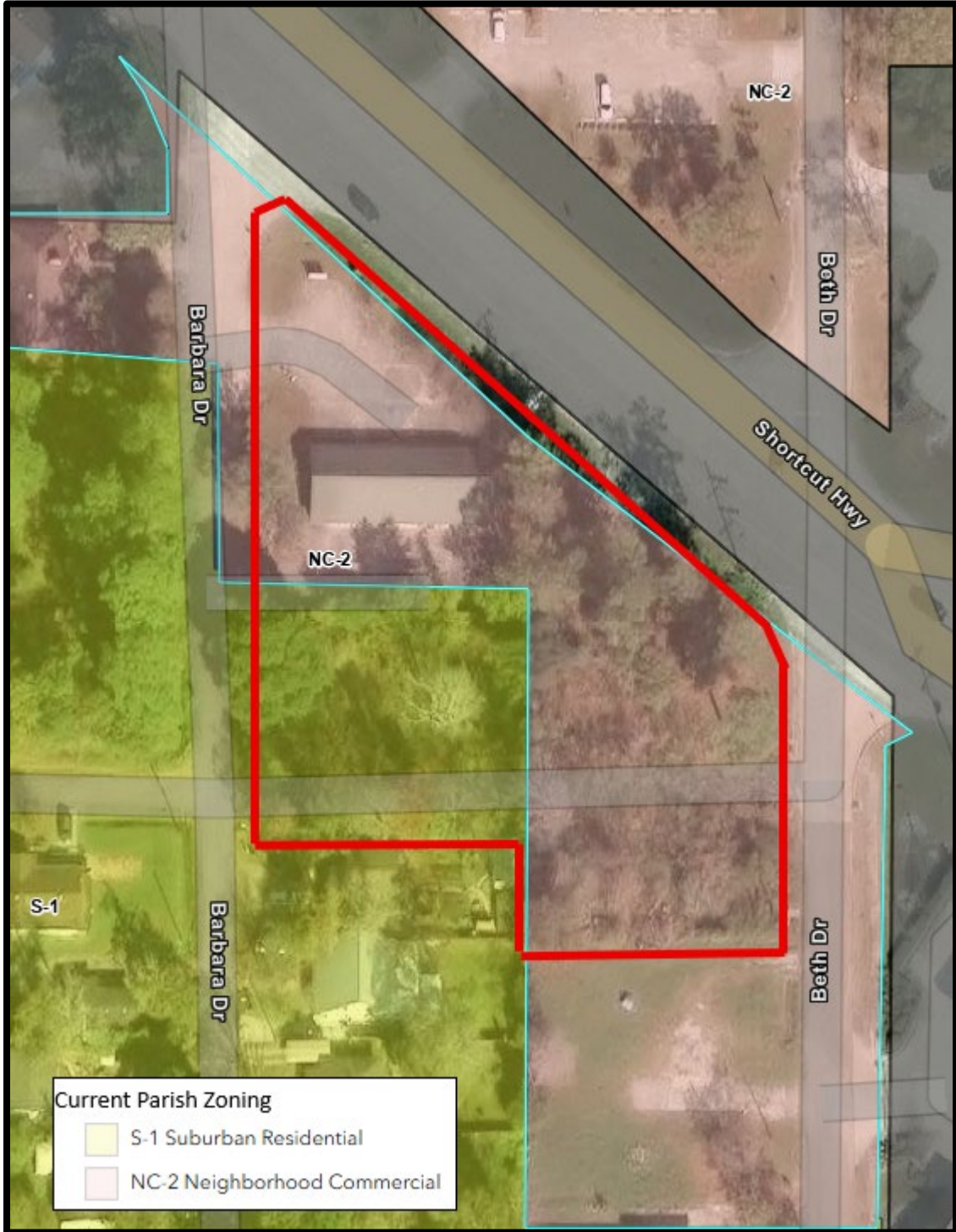


Figure 4. St Tammany Parish (A) and City of Slidell (B) Zoning Maps

(A) Parish Zoning:



(B) City Zoning



Figure 5. City Utilities

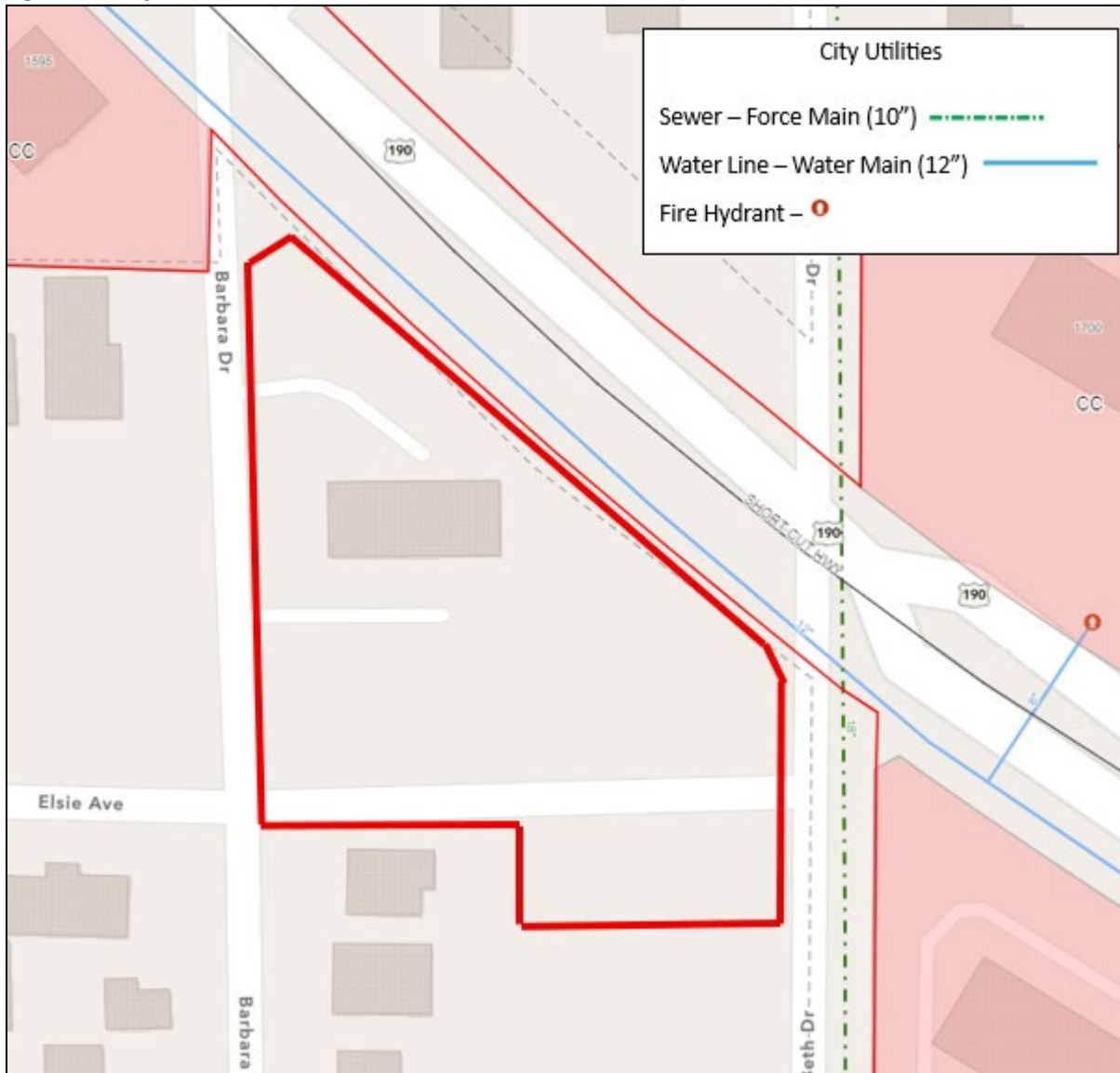
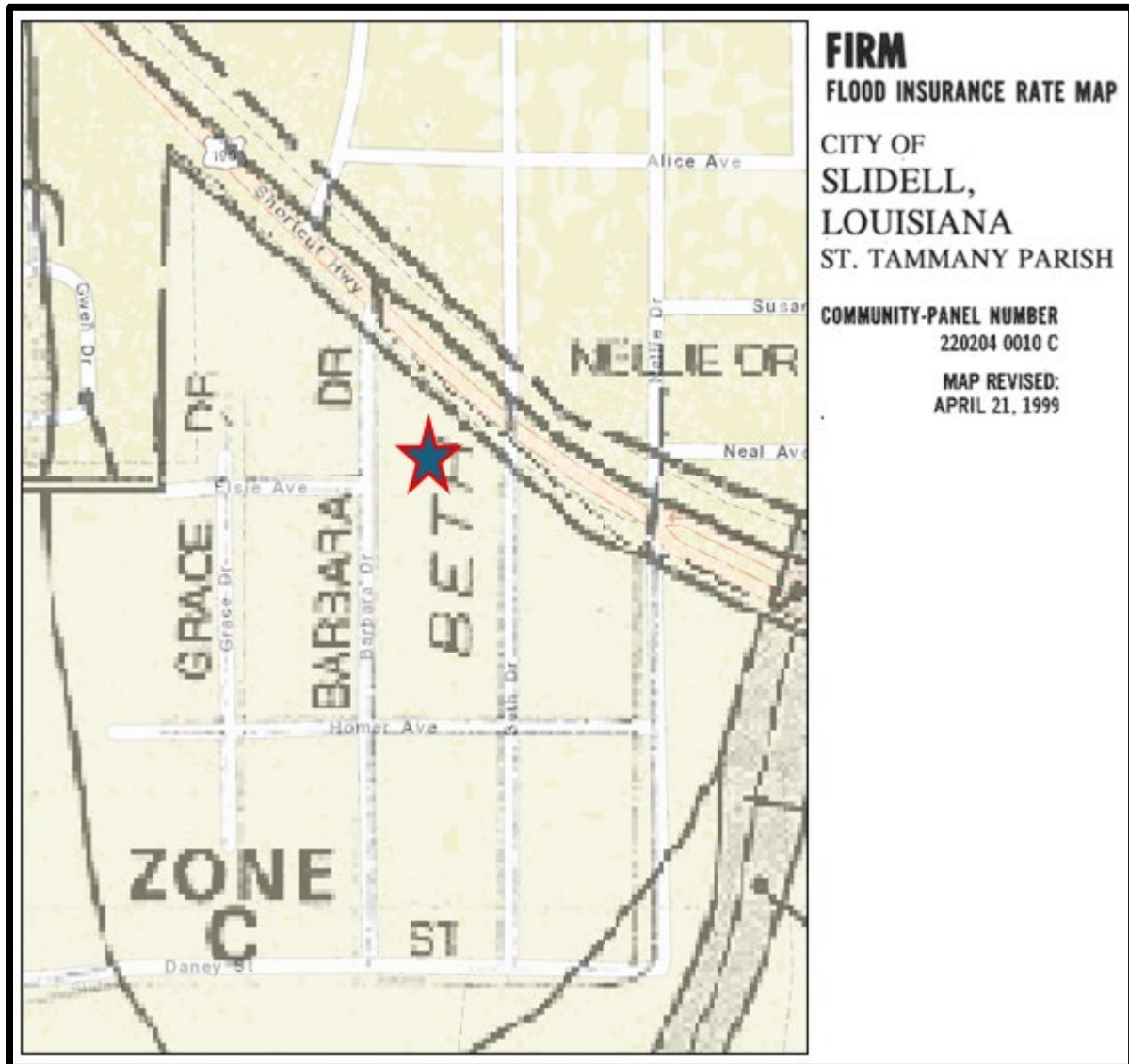
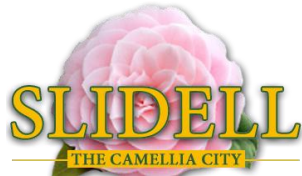


Figure 6. FEMA Flood Map (Panel 220204 0010 C)





Planning Department

Staff Report

Case No. SUBD2026-0024

Subdivision of One Parcel into Three Parcels located at
1558 Fremaux Avenue

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

Location: 1558 Fremaux Ave (**Figure 1**)

Owner: Marlstone Inc

Applicant: Chris Jean

Zoning: RSF – Residential Single Family*

** reviewed under previous designation of A-6 Single Family Urban*

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

Request: A resubdivision of Lot 12A into Lots 12A1, 12A2, and 12A3, Pine Shadows North Subdivision, located in Section 11, Township 9 South, Range 14 East, Greensburg Land District, City of Slidell, St Tammany Parish, Louisiana

Planning Commission: May 18, 2026

STAFF RECOMMENDATION

APPROVAL

FINDINGS

1. The petitioned property is vacant land zoned RSF Residential Single Family but is being reviewed under previous designation of A-6 Single Family Urban per the provisions of Ordinance 4264 (**Figure 1 and 3**).
2. The property include a 7.5 foot utility servitude along the north boundary line (rear) of the property that will be transferred to each proposed property.
3. Zoning district A-6 requires a minimum lot size of 8400 square feet and a minimum width of 70 feet at the building line.
4. There is public water 6" immediately adjacent and available to the existing and proposed parcels. There is an 8" gravity sewer line immediately adjacent and available to the existing and proposed parcels. (**Figure 4**).
5. The property is not a special flood hazard area, in flood zone X. (**Figure 5**)
6. The applicant proposes modifying the property boundaries to provide 3 individual lots of record for the purpose of building single family residential structures (**Figure 6**).

FIGURES

Figure 1. Location and Zoning Aerial

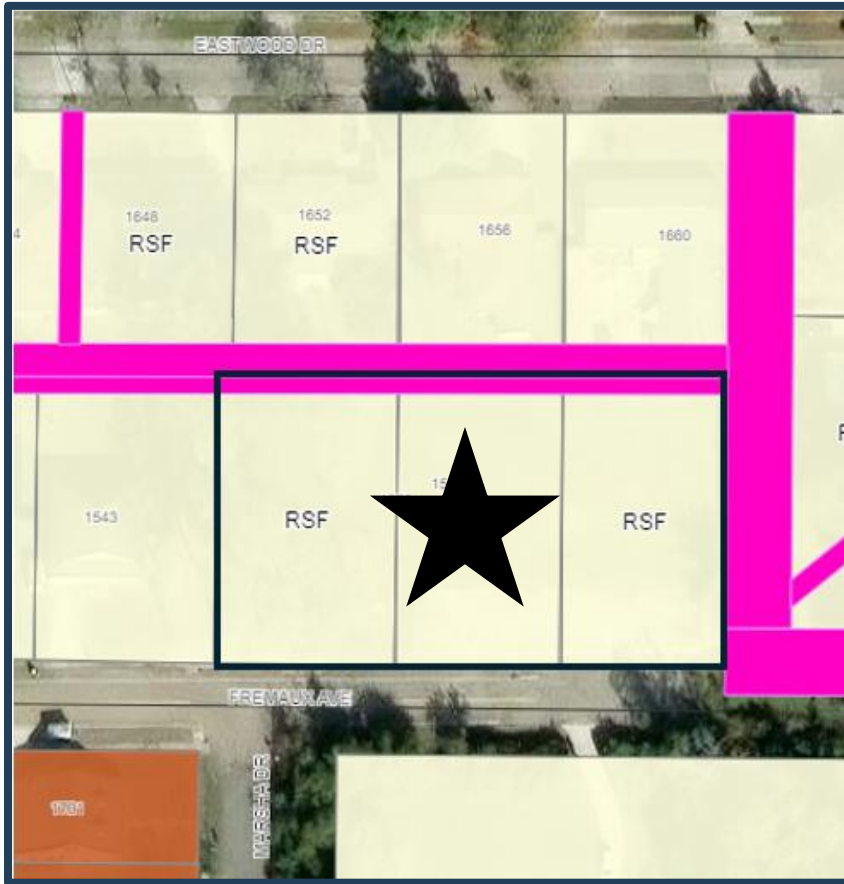


Figure 2. Future Land Use Map (FLUM Slidell 2040 Comprehensive Plan)

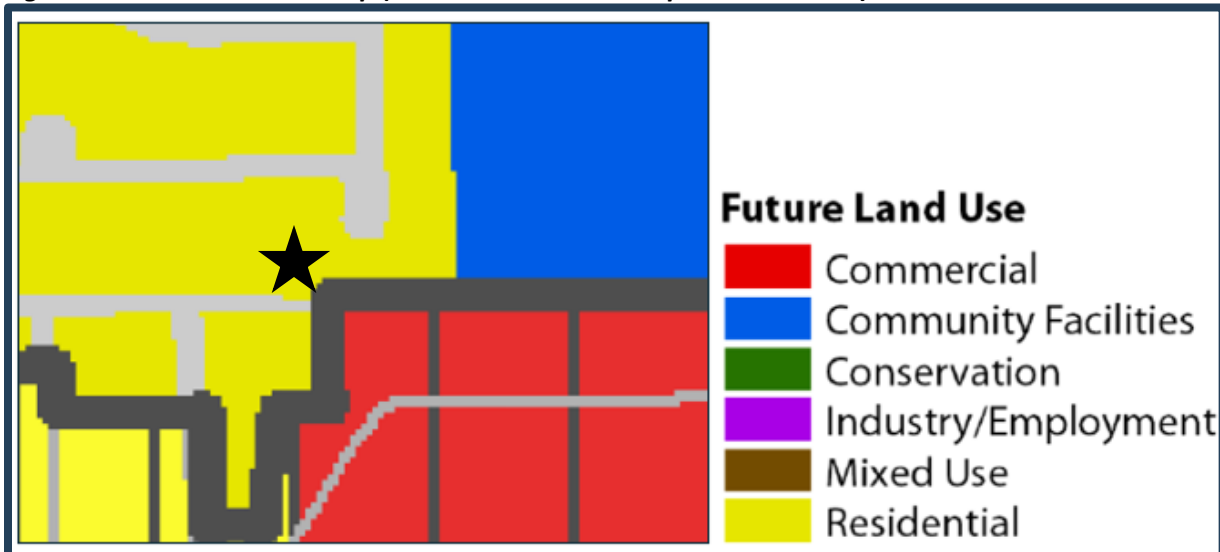


Figure 3. Street View



Figure 4. City Utilities



Figure 5. FEMA Flood Map (Panel 2202040010C)

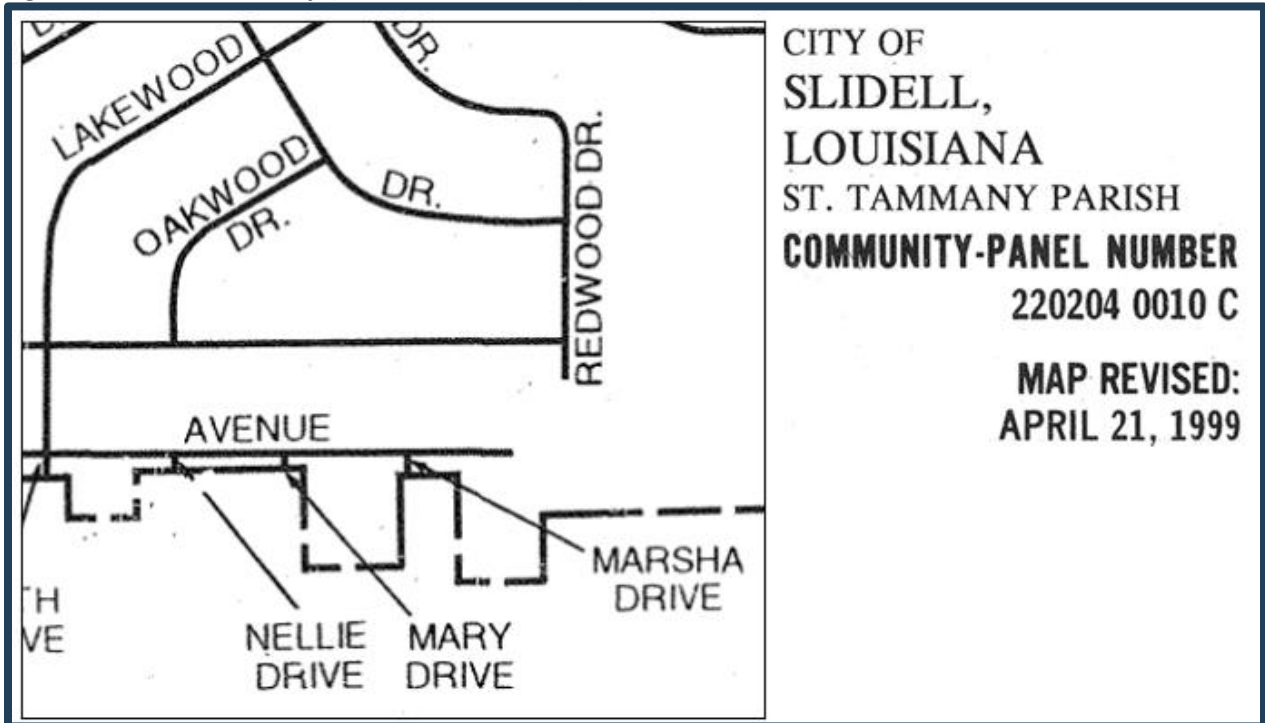


Figure 6. Proposed Subdivision

*SEE ATTACHED RESUBDIVISION MAP
NEXT PAGE.*

GENERAL NOTES

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES 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. 220204_0010_C; DATED: 04/21/1999. FLOOD ZONE: X; BASE FLOOD ELEVATION: N/A.

REVISION: 03/19/2025, 3/31/26

2.904 Area regulations for all buildings except accessory uses in the A-6 district (also see part 10, lot of record) are as follows:

- (1) Yard:
- (a) Front yard: Front building lines shall conform to the average building lines in a developed block but in no case shall it be less than 25 feet. On through lots this minimum front yard shall be provided on both streets.
 - (b) Side yard: There shall be two side yards with a minimum of five feet from any side property line for lots under 100 feet and a minimum of ten feet from any side property line for lots over 100 feet in width.
 - (c) Rear yard: The required rear yard shall not be less than 25 feet.
 - (d) No structural components or mechanical equipment may be located within the required front or side setback.

Legal Description Lot 12A3:

A certain parcel of land, lying and situated in Section 26, Township 7 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the 1/4 section corner common to 11 & 12 run North 89 Degrees 45 Minutes East a distance of 1,320.00 feet to a point; Thence run North 00 Degrees 15 Minutes East a distance of 59.00 feet to a fence post found on the northerly right of way line of Fremaux Avenue and the Point of Beginning for 12A3.

From the Point of Beginning for Lot 12A3 continue along said northerly right of way line of Fremaux Avenue run North 89 Degrees 45 Minutes 00 Seconds West a distance of 112.13 feet to a 1/2" iron rod set; Thence leaving said northerly right of way line of Fremaux Avenue run North 00 Degrees 15 Minutes 00 Seconds East a distance of 116.00 feet to a point; Thence run South 89 Degrees 45 Minutes 00 Seconds East a distance of 112.13 feet to a point; Thence run South 00 Degrees 15 Minutes 00 Seconds West a distance of 116.00 feet and back to the Point of Beginning for Lot 12A3.

Said parcel contains 0.299 acres of land more or less, lying and situated in Section 11, Township 7 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

Legal Description Lot 12A2:

A certain parcel of land, lying and situated in Section 26, Township 7 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the 1/4 section corner common to 11 & 12 run North 89 Degrees 45 Minutes East a distance of 1,320.00 feet to a point; Thence run North 00 Degrees 15 Minutes East a distance of 59.00 feet to a fence post found on the northerly right of way line of Fremaux Avenue; Thence continue along said northerly right of way line of Fremaux Avenue run North 89 Degrees 45 Minutes 00 Seconds West a distance of 112.13 feet to a 1/2" iron rod set and the Point of Beginning for 12A2.

From the Point of Beginning for Lot 12A2 continue along said northerly right of way line of Fremaux Avenue run North 89 Degrees 45 Minutes 00 Seconds West a distance of 70 feet to a 1/2" iron rod set; Thence leaving said northerly right of way line of Fremaux Avenue run North 00 Degrees 15 Minutes 00 Seconds East a distance of 116.00 feet to a 1/2" iron rod found; Thence run South 89 Degrees 45 Minutes 00 Seconds East a distance of 70 feet to a point; Thence run South 00 Degrees 15 Minutes 00 Seconds West a distance of 116.00 feet and back to the Point of Beginning for Lot 12A2.

Said parcel contains 0.186 acres of land more or less, lying and situated in Section 11, Township 7 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

Legal Description Lot 12A1:

A certain parcel of land, lying and situated in Section 26, Township 7 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the 1/4 section corner common to 11 & 12 run North 89 Degrees 45 Minutes East a distance of 1,320.00 feet to a point; Thence run North 00 Degrees 15 Minutes East a distance of 59.00 feet to a fence post found on the northerly right of way line of Fremaux Avenue; Thence continue along said northerly right of way line of Fremaux Avenue run North 89 Degrees 45 Minutes 00 Seconds West a distance of 182.13 feet to a 1/2" iron rod found and the Point of Beginning for 12A1.

From the Point of Beginning for Lot 12A1 continue along said northerly right of way line of Fremaux Avenue run North 89 Degrees 45 Minutes 00 Seconds West a distance of 70 feet to a 1/2" iron rod found; Thence leaving said northerly right of way line of Fremaux Avenue run North 00 Degrees 15 Minutes 00 Seconds East a distance of 116.00 feet to a 1/2" iron rod found; Thence run South 89 Degrees 45 Minutes 00 Seconds East a distance of 70 feet to a 1/2" iron rod found; Thence run South 00 Degrees 15 Minutes 00 Seconds West a distance of 116.00 feet and back to the Point of Beginning for Lot 12A1.

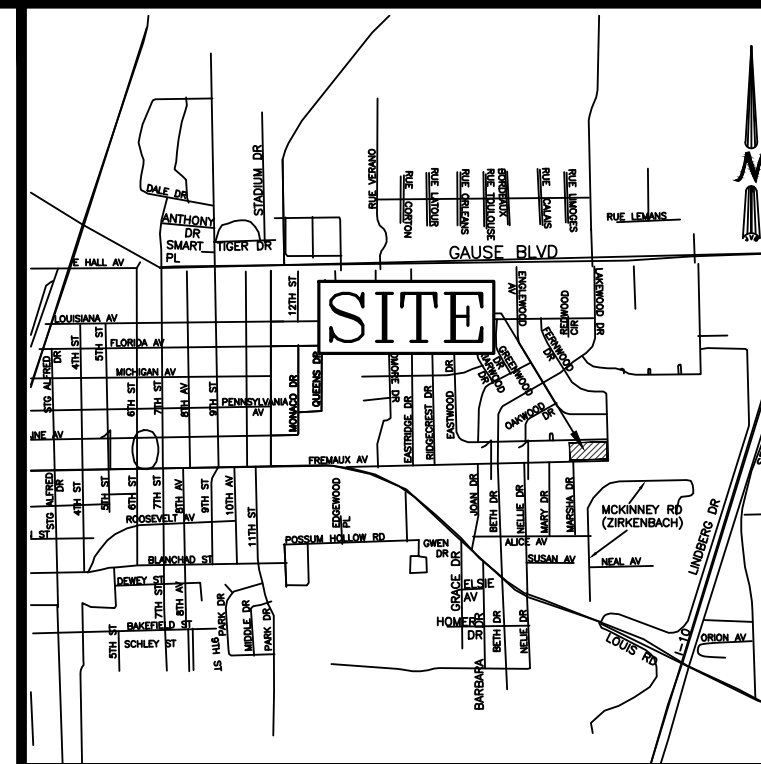
Said parcel contains 0.186 acres of land more or less, lying and situated in Section 11, Township 7 South, Range 14 East, Greensburg Land District, City of Slidell, Saint Tammany Parish, Louisiana.

APPROVED:

SLIDELL DIRECTOR OF PLANNING	DATE
CLERK OF COURT	DATE
MAP FILE NO.	DATE FILED
OWNER	DATE

TOTAL AREA: 29,247.08 SQ. FT. OR 0.671 ACRES

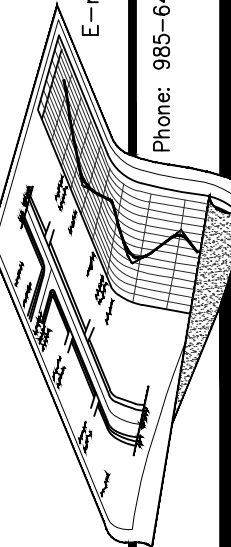
OWNER: MARLSTONE INC
ADDRESS: 61155 US HWY. 11
SLIDELL, LA, 70458



VICINITY MAP
NOT TO SCALE

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com



Phone: 985-649-0075 Fax: 985-649-0154

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

ALEX BERTUCCI

A RESUBDIVISION PLAT OF

LOT 12A INTO LOTS 12A1, 12A2 & 12A3, PINE SHADOWS NORTH S/D LOCATED IN SECTION 11, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, CITY OF SLIDELL, ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 20'

DATE: 03/18/2026

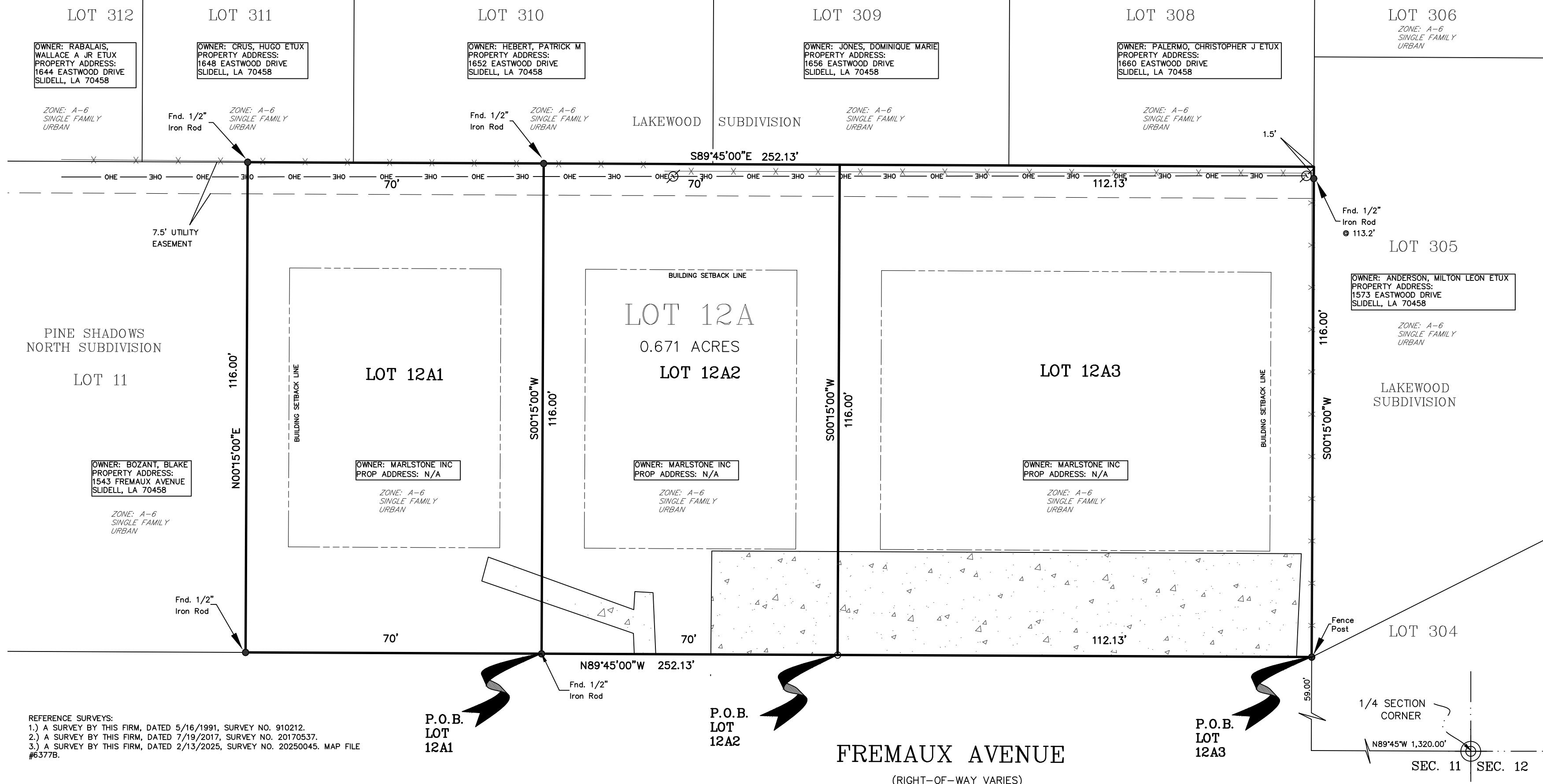
DRAWN BY: CJM CHECKED BY: JDL

DWG. NO. 20260099

SHEET 1 OF 1

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.



- REFERENCE SURVEYS:
1.) A SURVEY BY THIS FIRM, DATED 5/16/1991, SURVEY NO. 910212.
2.) A SURVEY BY THIS FIRM, DATED 7/19/2017, SURVEY NO. 20170537.
3.) A SURVEY BY THIS FIRM, DATED 2/13/2025, SURVEY NO. 20250045. MAP FILE #6377B.

P.O.B. LOT 12A1

P.O.B. LOT 12A2

P.O.B. LOT 12A3

FREMAUX AVENUE
(RIGHT-OF-WAY VARIES)

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

- LEGEND**
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊕ Cross
 - Fence
 - Power Line
 - ⊕ Power Pole

PATHFILE: G:\SURVEYING\2026\LOT SURVEY\PINE SHADOWS\20260099 - LOTS 12-14 - BERTUCCI\20260099.dwg