

1 Introduced January 23, 2024, by Councilman  
2 Tamborella, seconded by Councilwoman  
3 Haggerty, (by request of Administration)

4 **Item No. 24-01-3509**

5  
6 **ORDINANCE NO. 4158**

7  
8 An ordinance annexing into the City of Slidell 2.43 acres located on East  
9 I-10 Service Rd between Interstate 10 and the Service Road and establishing its City  
10 zoning classification as C-4 Highway Commercial (Cases A23-05 and Z23-10).

11 WHEREAS, the Slidell City Council received a petition from Surgi Properties,  
12 by Lesa Ann Surgi, its Manager, to annex into the City of Slidell 2.43 acres of property it  
13 owns located at 633 East I-10 Service Rd, identified as Lot 3A, Sq 9, Lindberg Glen, and  
14 establish its City zoning classification as C-4 Highway Commercial; and  
15

16  
17 WHEREAS, the property is <90% contiguous with the City; and  
18

19 WHEREAS, on October 12, 2023, the St. Tammany Parish Registrar of Voters  
20 certified that the property has ZERO registered voters; and  
21

22 WHEREAS, the property undeveloped with except for an interstate billboard;  
23  
24 and

25 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the property  
26 is undeveloped commercial land and does not need concurrence from the Parish. A  
27 courtesy notice was forwarded to the Parish on December 7, 2023; and  
28

29 WHEREAS, the Slidell Director of Planning duly advertised and the Planning  
30 and Zoning Commissions held public hearings for Cases A23-05 and Z23-10 on January  
31  
32 22, 2023.  
33

34  
35 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
36 hereby annex into the City of Slidell, into Council District E, certain 2.42 acre property  
37  
38  
39

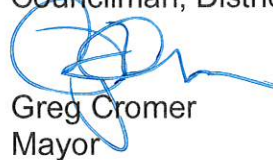
1 **ORDINANCE NO. 4158**  
2 **ITEM NO. 24-01-3509**  
3 **PAGE 2**

4 located at 633 East I-10 Service Road, identified as Lot 3A, Sq 9, Lindberg Glen  
5 Subdivision, as shown on a survey map for Brian Cappy, prepared by JV Burkes &  
6 Associates, Inc and signed by Sean Burkes, Professional Land Surveyor, prepared on  
7 April 20, 2008 and as described in the Slidell Planning Department Staff Report for cases  
8 A23-05 and Z23-10, and establish its City zoning classification as C-4 Highway  
9 Commercial.  
10  
11  
12  
13  
14

15 **ADOPTED** this 27<sup>th</sup> day of February, 2024.

16 

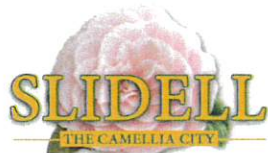
17  
18 Kenny Tamborella  
19 President of the Council  
20 Councilman, District E

21   
22  
23 Greg Cromer  
24 Mayor

25 

26 Thomas P. Reeves  
27 Council Administrator

DELIVERED	2/29/24
8:40 am	to the Mayor
RECEIVED	3/5/24
11:00 am	from the Mayor



Planning Department

Staff Report

# Case Nos. A23-05 / Z23-10

## Annexation and Establishment of City Zoning Classification of 663 East I-10 Service Rd

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

**Location:** 663 East I-10 Service Road, approx. 1,400 ft north of US Hwy 190 and 830 ft south of Lawes St (**Figure 1**)

**Petitioner(s):** Surgi Properties LLC, by Lesa Ann Surgi, Manager

**Zoning:** Parish HC-2 Highway Commercial

**Future Land Use:** Commercial

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



Figure 1. Location map

**Parish Concurrence:** Not needed. Notice to Parish sent December 7, 2023; Parish Public Meeting scheduled for February 8, 2024

### Planning & Zoning Commissions

Consent Agenda: December 11, 2023

Public Hearing: January 22, 2024

### City Council (tentative)

Consent Agenda: February 13, 2024

Public Hearing: February 27, 2024

### Recommendations

Planning Department  
Approval

Planning & Zoning Commissions  
To be determined

### Current Conditions

1. The petitioned property contains 2.43 acres and is vacant land (**Figures 2 and 3**).
2. The petitioned property has:
  - No registered voters (Certificate of Registrar of Voters dated October 12, 2023);
  - No resident property owners; and

- The petitioned property has an assessed value of \$4,200. Non-resident property owners, represented by its Manager, have signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated October 10, 2023).
3. City water and sewer are not currently available at this site. However, the City Engineering Department is currently working to extend City water and sewer services to the east side of Interstate 10, with work scheduled to begin in April 2024 and an approximate completion in 6 months. Applicants understand any development of the property after annexation will be required to connect to City water and sewer.
  4. The property is in Flood Zone C which is not a Special Flood Hazard Area. Annexing this property will impact the City's CRS Rating in a positive way by increasing the area outside flood hazard areas.

---

### Findings

5. The petitioned property is contiguous with the City's corporate limits the full property length along the East I-10 Service Road (250 ft), a City maintained right-of-way.
6. The subject property is zoned by the Parish as HC-2 Highway Commercial (**Figure 4**). The applicants propose to establish City zoning as C-4 Highway Commercial.
7. C-4 allows similar uses as HC-2; it does not allow more intense uses.
8. 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 was notified of the annexation on December 7, 2023, and has processed the request for resolution.
9. The subject property is located on a major road – East I-10 Service Road, between Gause Blvd and US Hwy 190 (Fremaux) (**Figure 5**).
10. Other nearby properties on E I-10 Service Road are zoned Parish HC-2 and City C-4 (**Figures 4 and 5**).
11. Zoning classification C-4 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.
12. The Planning Department finds the annexation is reasonable for the following reasons:
  - Planned City utility extensions, along with annexations, will increase the City's jurisdictional area.
  - The reconfiguration of the municipal boundaries will fill in gaps, and open opportunities for additional development along this corridor.
  - Supported by the City's 2040 Comprehensive Plan.

---

### Recommendation

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

Figure 2. Street View from Feb. 2023.



Figure 3. Property Survey (2008)

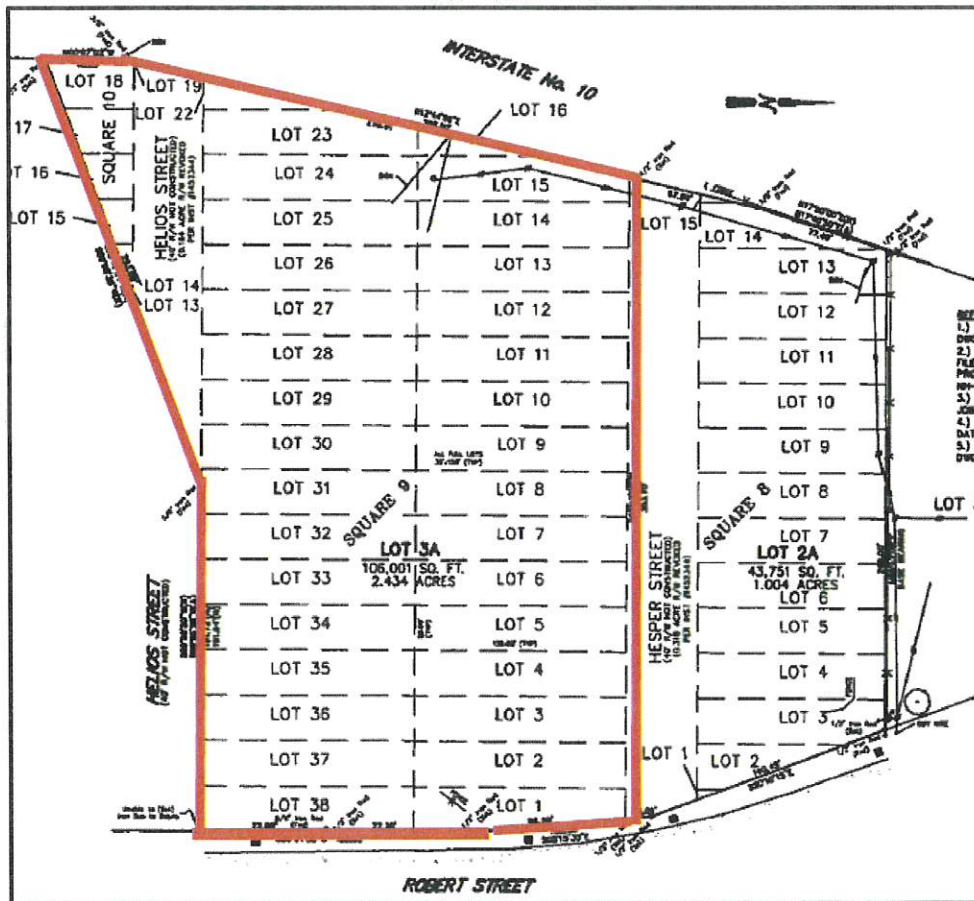


Figure 4. Parish Zoning

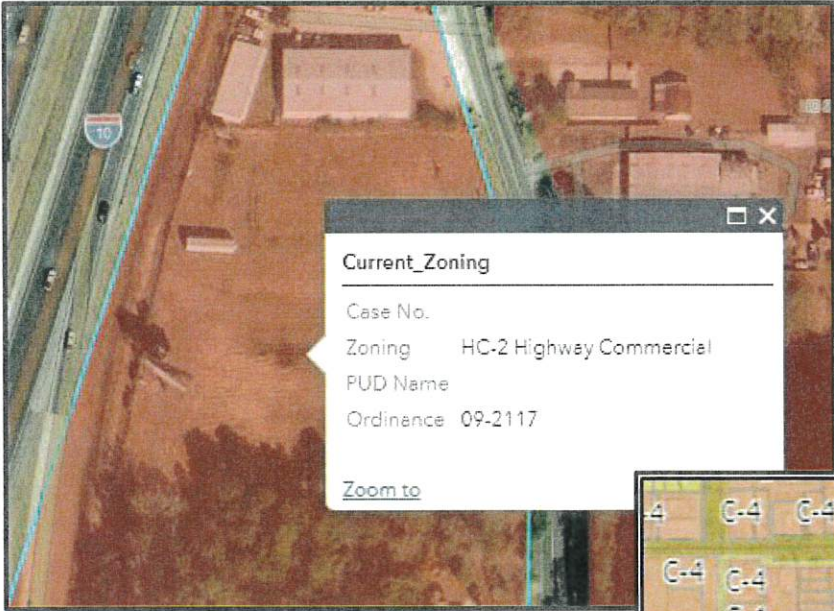


Figure 5. City Zoning

