

1 Introduced June 9, 2026, by Councilman
2 DiSanti, seconded by Councilman Brownfield,
3 (by request of Administration)

4 **Item No. 26-06-3648**

5 **ORDINANCE NO. 4293**

6
7 An ordinance annexing into the City of Slidell property located at 1601 Shortcut
8 Highway and adjacent properties fronting Shortcut Highway, Beth Drive, and Barbara Drive
9 in Pine Forest Subdivision, Square 6, Lots 1 through 4, and 22 through 24 and establishing
10 City zoning classification of CC Commercial Corridor (Case AZ2026-0002).

11 WHEREAS, the Slidell City Council received a petition from Lynn Wentzel Cox
12 and Darrell A Cox to annex into the City of Slidell that property including 1601 Shortcut
13 Highway and adjacent properties fronting Shortcut Highway, Beth Drive, and Barbara Drive
14 in Pine Forest Subdivision, Square 6, Lots 1 through 4, and 22 through 24 containing
15 1.301 acres, and to establish the City zoning classification for all parcels as CC
16 Commercial Corridor; and
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21 WHEREAS, the petitioned properties are collectively contiguous, with those
22 lots of record within Parcels 95417 and 94817 sharing approximately 301 linear feet along
23 the northern boundary with the City's corporate limits along Shortcut Highway; and
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26 WHEREAS, on April 14, 2026, the St. Tammany Parish Registrar of Voters
27 certified that the property had zero registered voters; and
28

29 WHEREAS, 1601 Shortcut Highway is developed with an office building and
30 parking while the remainder of properties are undeveloped; and
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32 WHEREAS, the properties are zoned by the Parish as HC-2 Highway
33 Commercial and S-1 Suburban Residential; and
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36 WHEREAS, for the purpose of the Sales Tax Enhancement Plan, the
37 properties are a mixture of developed and undeveloped land with a less than 100%
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4 contiguous boundary with the City corporate limits, and therefore concurrence from the
5 Parish is required; and

7 WHEREAS, the Planning Department forwarded the petition for annexation,
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9 with concurrent establishment of City zoning, to the St. Tammany Parish Council and
10 St. Tammany Parish Planning & Development Department on April 29, 2026; and

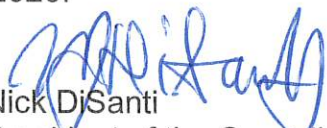
12 WHEREAS, the Slidell Director of Planning duly advertised, and the Planning
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14 and Zoning Commissions held a public hearing on May 18, 2026, for Case AZ2026-0002;
15 and

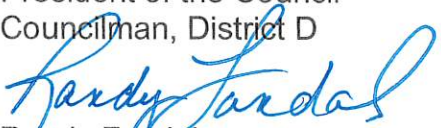
17 WHEREAS, the St. Tammany Parish Council is scheduled to consider this
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19 item and their concurrence on the annexation at their regular meeting on July 9, 2026.

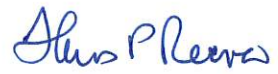
21 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
22 hereby annex into the City of Slidell into Council District A that property including 1601
23 Shortcut Highway and adjacent properties fronting Shortcut Highway, Beth Drive, and
24 Barbara Drive in Pine Forest Subdivision, Square 6, Lots 1 through 4, and 22 through 24
25 containing 1.301 acres, and to establish the City zoning classification for all parcels as CC
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27 Commercial Corridor.
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6 **ADOPTED** this 14th day of July, 2026.
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9 Nick DiSanti
10 President of the Council
11 Councilman, District D

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13 Randy Fandal
14 Mayor

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16 Thomas P. Reeves
17 Council Administrator
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DELIVERED	7/15/26
10:15 am	to the Mayor
RECEIVED	7/20/26
9:30 am	from the Mayor



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 May 4, 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

APPROVAL

FINDINGS

1. The petitioned properties contain 1.291 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.

FIGURES

Figure 1. Location Aerial

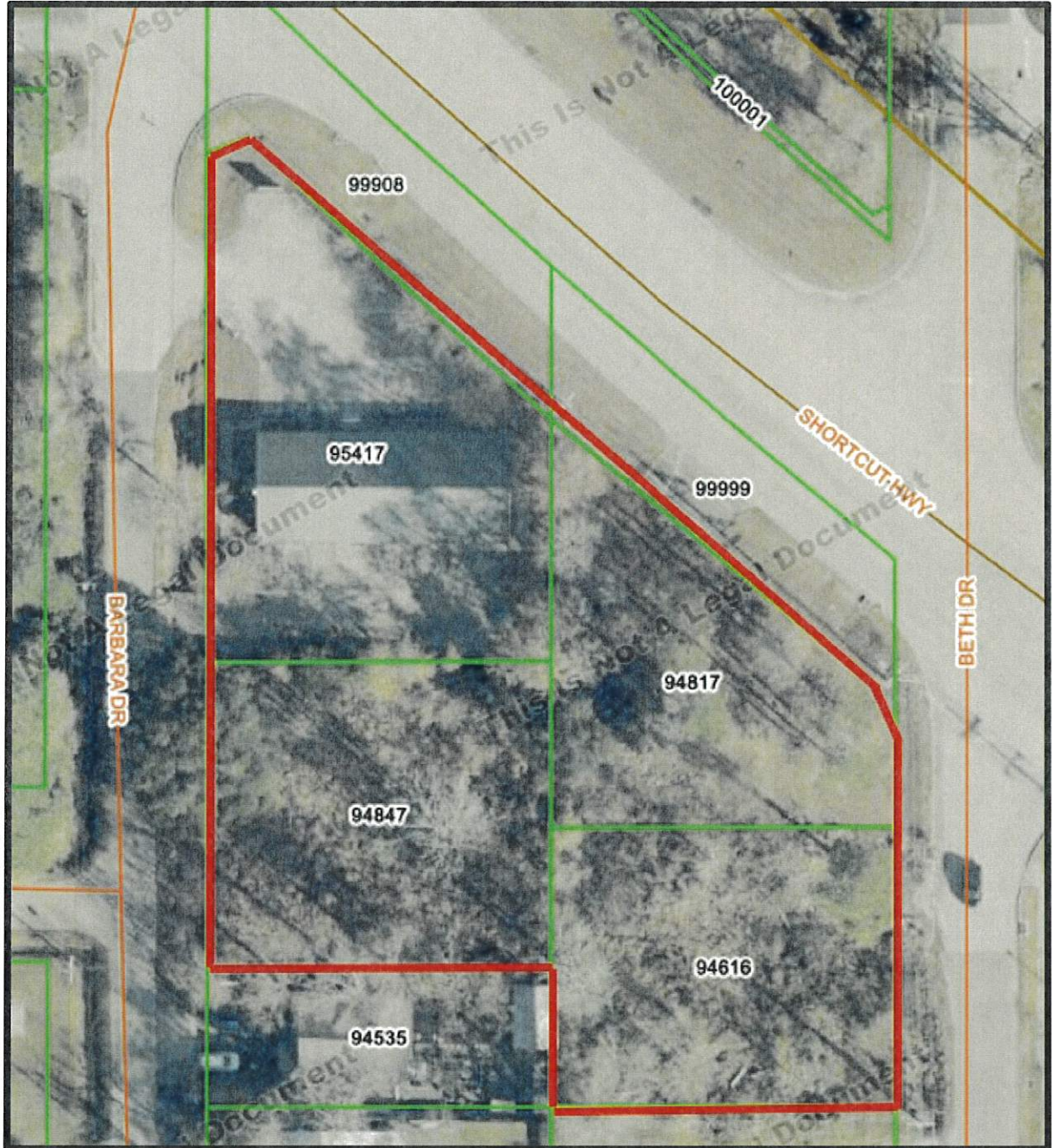


Figure 2. Future Land Use Map (City Comp Plan 2040)

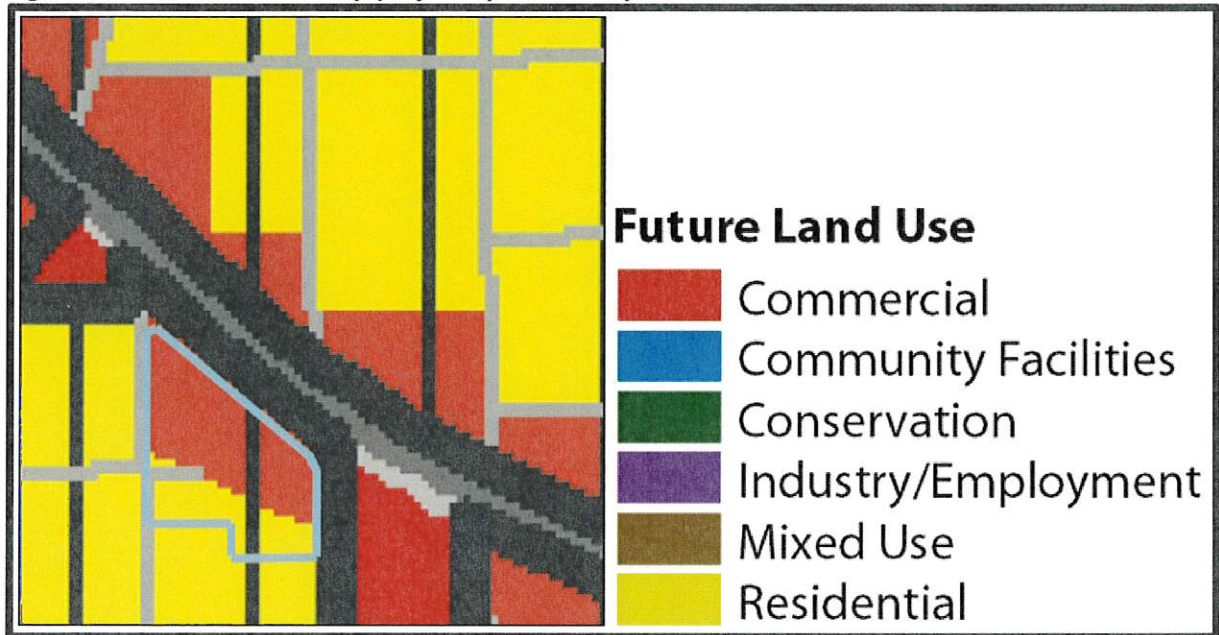


Figure 3. Proposed Resubdivision of Properties after Annexation

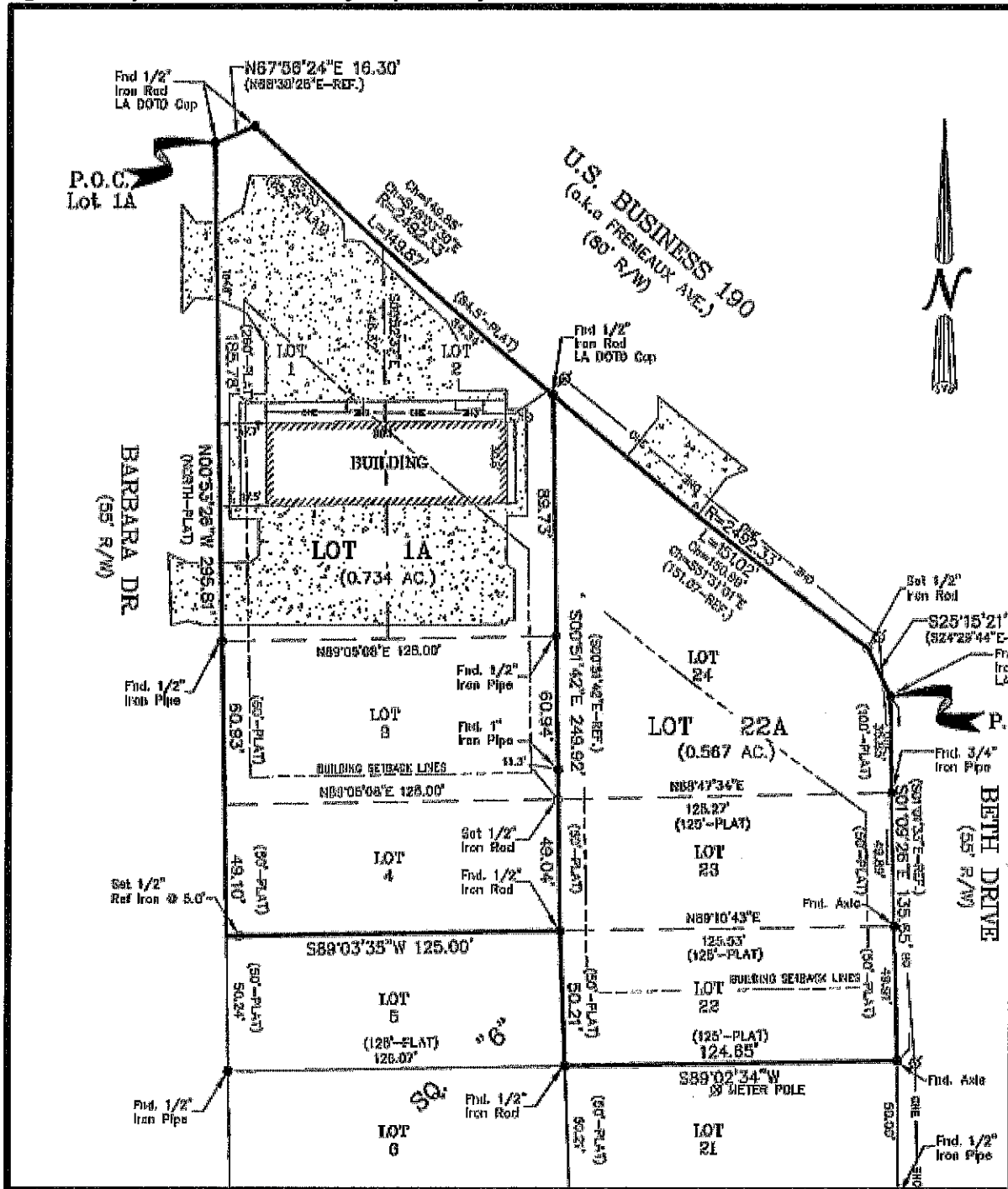
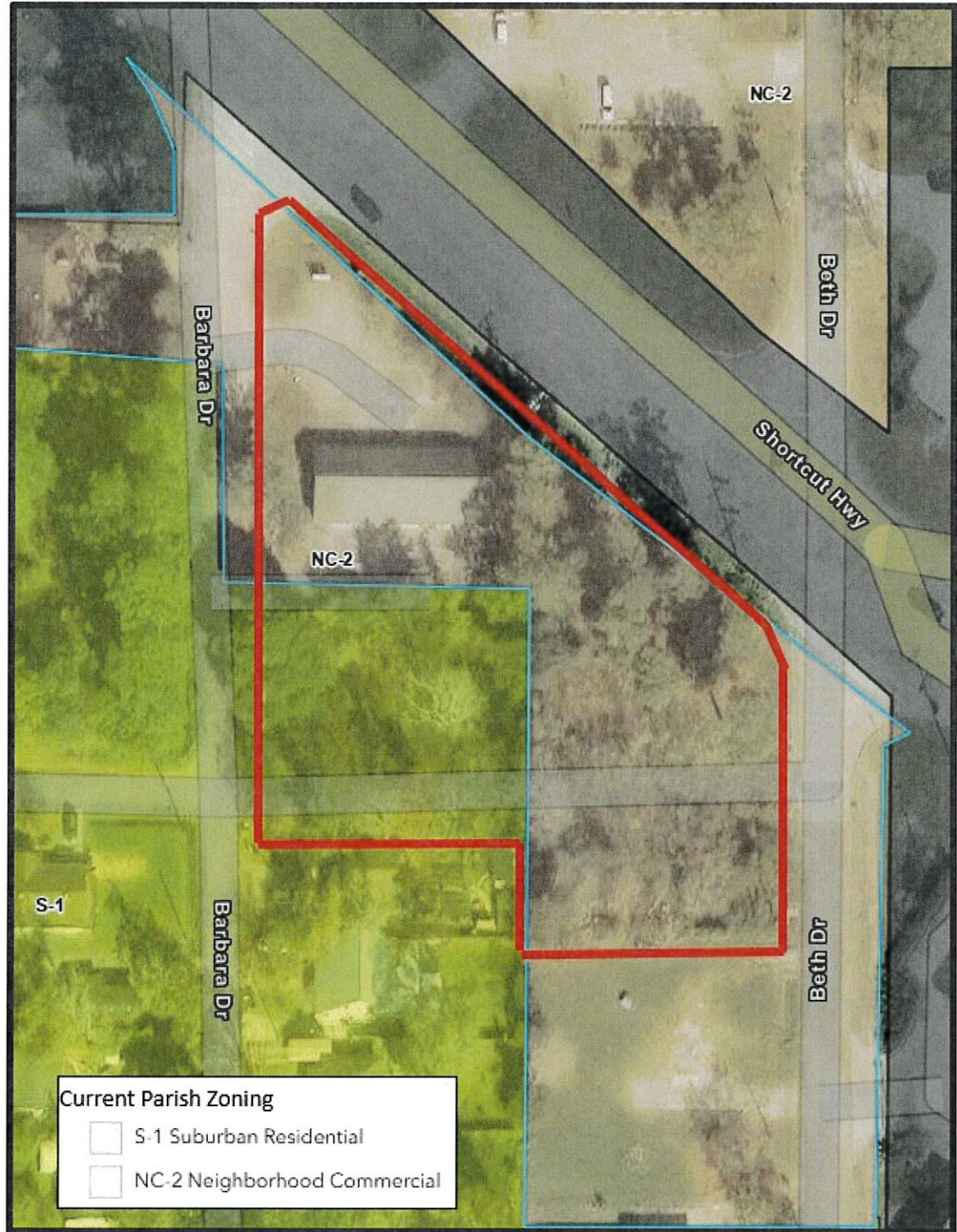


Figure 4. St Tammany Parish (A) and City of Slidell (B) Zoning Maps

(A) Parish Zoning:



(B) City Zoning



Figure 5. City Utilities

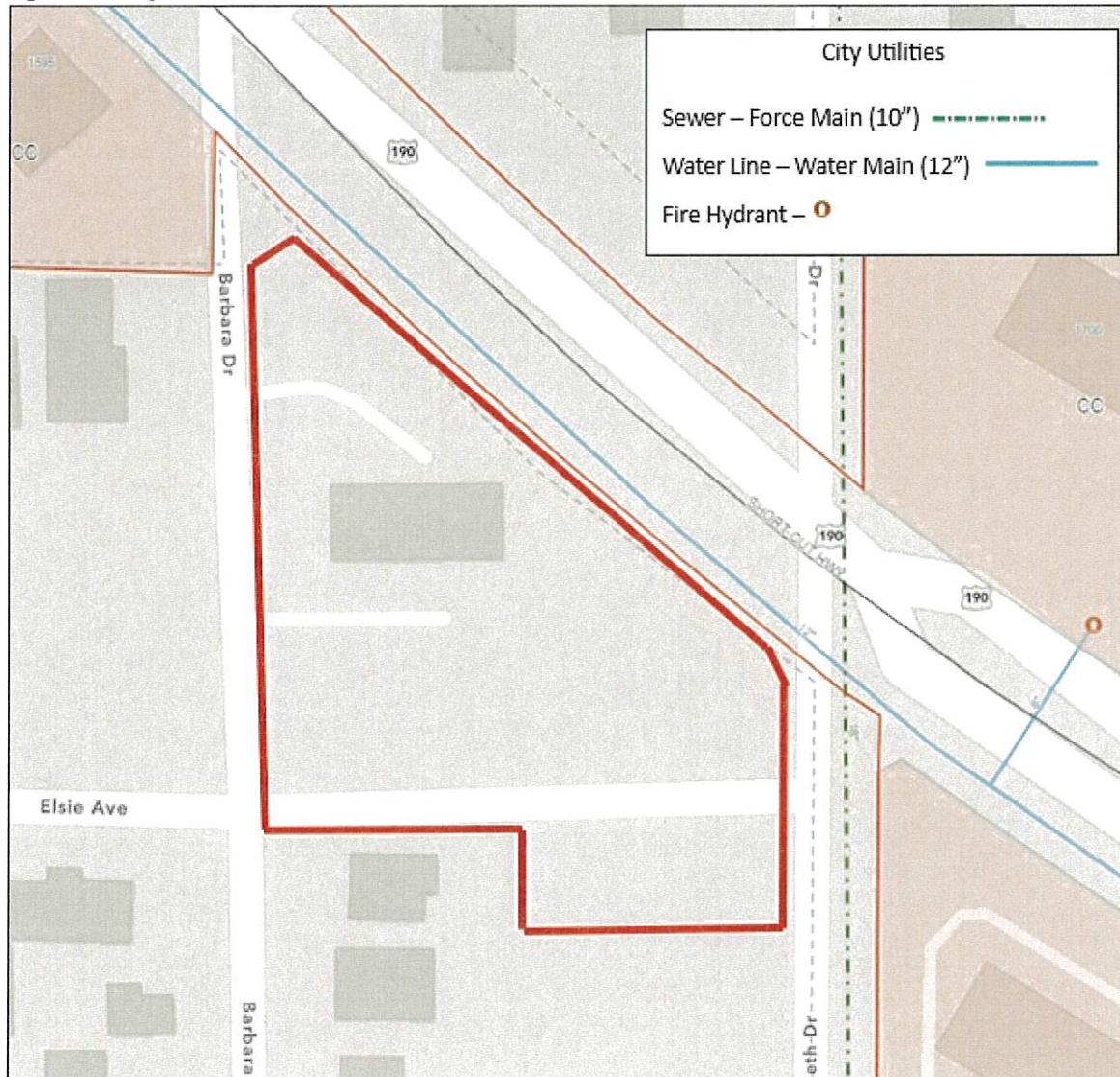


Figure 6. FEMA Flood Map (Panel 220204 0010 C)

