

1 Introduced June 23, 2026, by Councilman
2 DiSanti, seconded by Councilman Brownfield,
3 (by request of Administration)

4 **Item No. 26-06-3650**

5
6 **ORDINANCE NO. 4295**

7
8 An ordinance annexing into the City of Slidell property located at 2006 Nellie
9 Drive; identified as that certain lot or parcel of land, situated in the Southwest Corner of
10 Southeast Quarter of Section 11, Township 9 South, Range 14 East, Eighth Ward, and
11 establish City zoning classification as CC – Corridor Commercial. (Case AZ2026-0003).

12 WHEREAS, the Slidell City Council received a petition from Marro LLC (Marie
13 and Ronnie Natal) to annex into the City of Slidell that property including 2006 Nellie Drive;
14 identified as that certain lot or parcel of land, situated in the Southwest Corner of Southeast
15 Quarter of Section 11, Township 9 South, Range 14 East, Eighth Ward, and establish City
16 zoning classification as CC – Corridor Commercial; and
17

18
19 WHEREAS, the petitioned properties are 100% contiguous with the City's
20 corporate limits when including the east side right-of-way of Nellie Drive as annexed
21 previously, and therefore concurrence from the Parish is not required; and
22

23
24 WHEREAS, on May 13, 2026, the St. Tammany Parish Registrar of Voters
25 certified that the property had zero registered voters; and
26

27
28 WHEREAS, this property is undeveloped; and

29
30 WHEREAS, the property is zoned by the Parish as NC-2 Neighborhood
31 Commercial; and

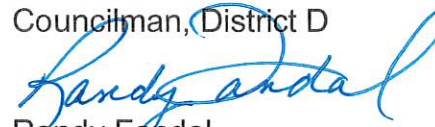
32
33 WHEREAS, the Slidell Director of Planning duly advertised, and the Planning
34 and Zoning Commissions held a public hearing on June 15, 2026, for Case AZ2026-0003.
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1 **ORDINANCE NO. 4295**
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3 **PAGE 2**

4 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does
5
6 hereby annex into the City of Slidell into Council District A that property identified as 2006
7 Nellie Drive, that certain lot or parcel of land, situated in the Southwest Corner of Southeast
8
9 Quarter of Section 11, Township 9 South, Range 14 East, Eighth Ward, and establish City
10
11 zoning classification as CC – Corridor Commercial.

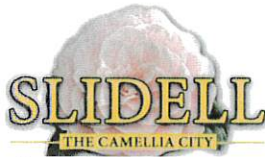
12
13 **ADOPTED** this 14th day of July, 2026.

14 
15 Nick DiSanti
16 President of the Council
17 Councilman, District D

18 
19 Randy Fandal
20 Mayor

21 
22 Thomas P. Reeves
23 Council Administrator
24

DELIVERED	7/15/26
10:15 am	to the Mayor
RECEIVED	7/20/26
9:30 am	from the Mayor



Planning Department

Staff Report

Case Nos. AZ 2026-0003

Annexation and Establishment of City Zoning Classification of
2006 Nellie Drive

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

Location: 2006 Nellie Drive (*Figure 1*)

Petitioner(s): Marro, LLC, Marie & Ronnie Natal, non-resident property owners

Zoning: Parish Zoning: NC-2 Neighborhood Commercial

Future Land Use: Commercial (*Figure 2*)

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

Parish Concurrence: Not needed

Planning & Zoning Commissions

Public Hearing: June 15, 2026

City Council (tentative)

Consent Agenda: June 23, 2026

Public Hearing: July 14, 2026

RECOMMENDATIONS

Planning Department

APPROVAL

Planning & Zoning Commissions

APPROVAL

FINDINGS

1. The petitioned property contains 1.001 acres and is vacant land (*Figures 3 and 4*).
2. The petitioned property has:
 - No registered voters (Certificate of Registrar of Voters dated May 13, 2026);
 - No resident property owners; and
 - The petitioned property has an assessed value of \$5,228. Non-resident property owners representing \$5,228 (100%) of the assessed value of the petitioned property signed the Annexation Petition (Certificate of Ownership and Assessed Valuation dated May 8, 2026).
 - One corporate property owner, a representative of which signed the Annexation Petition.
3. The petitioned property is contiguous with the City's corporate limits (100%).
4. The subject property is zoned by the Parish as NC-2 Neighborhood Commercial (*Figure 4*). The applicants propose to establish City zoning as CC - Commercial Corridor (*Figure 5*).
5. CC allows similar uses as HC-2; it does allow more intense uses.
6. For the purpose of the Sales Tax Enhancement Plan, the property is undeveloped commercial or non-commercial that is more than 90% surrounded by the City. The Parish does not need to concur in the annexation.
7. The subject property is located on a connector road – Nellie Drive.

8. No other nearby properties on Nellie Dr are zoned Parish NC-2; Parish Residential zoning along the western ROW line of Nellie Dr are zoned S-1. City properties along Nellie Dr are zoned CC and CR – Regional Commercial (*Figures 4 and 5*).
9. CC is appropriate for this location because of its location off a major road (Shortcut Hwy) and proximity to other properties with the same or similar commercial zoning.
10. City water is immediately adjacent to the property along the east ROW line of Nellie Dr (8 inch). There is an 18-inch force main sewer line to the west along Beth Dr (approx. 300 ft) and another force main has a 6-inch force main to the east along Town Center Pkwy (*Figure 6*). Applicants understand any development of the property will be required to connect to City water and sewer.
11. The property is in Flood Zones B and C with an approximate ground elevation of 10.4 feet. (*Figure 7*)
12. The Planning Department finds the annexation is reasonable for the following reasons:
 - Planned extension of City services.
 - Configuration of municipal boundaries to fill in gaps, extending the City's natural boundaries.
 - Supported by the City's Comprehensive Plan

RECOMMENDATION

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

FIGURES

FIGURES IDENTIFIED WITHIN REPORT BEGIN ON THE FOLLOWING PAGES

Figure 1. Parish Assessor Map (No. 94664)



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



Figure 3. Street View. (Google Oct. 2025)



Figure 4. Parish Zoning



Figure 5. City Zoning

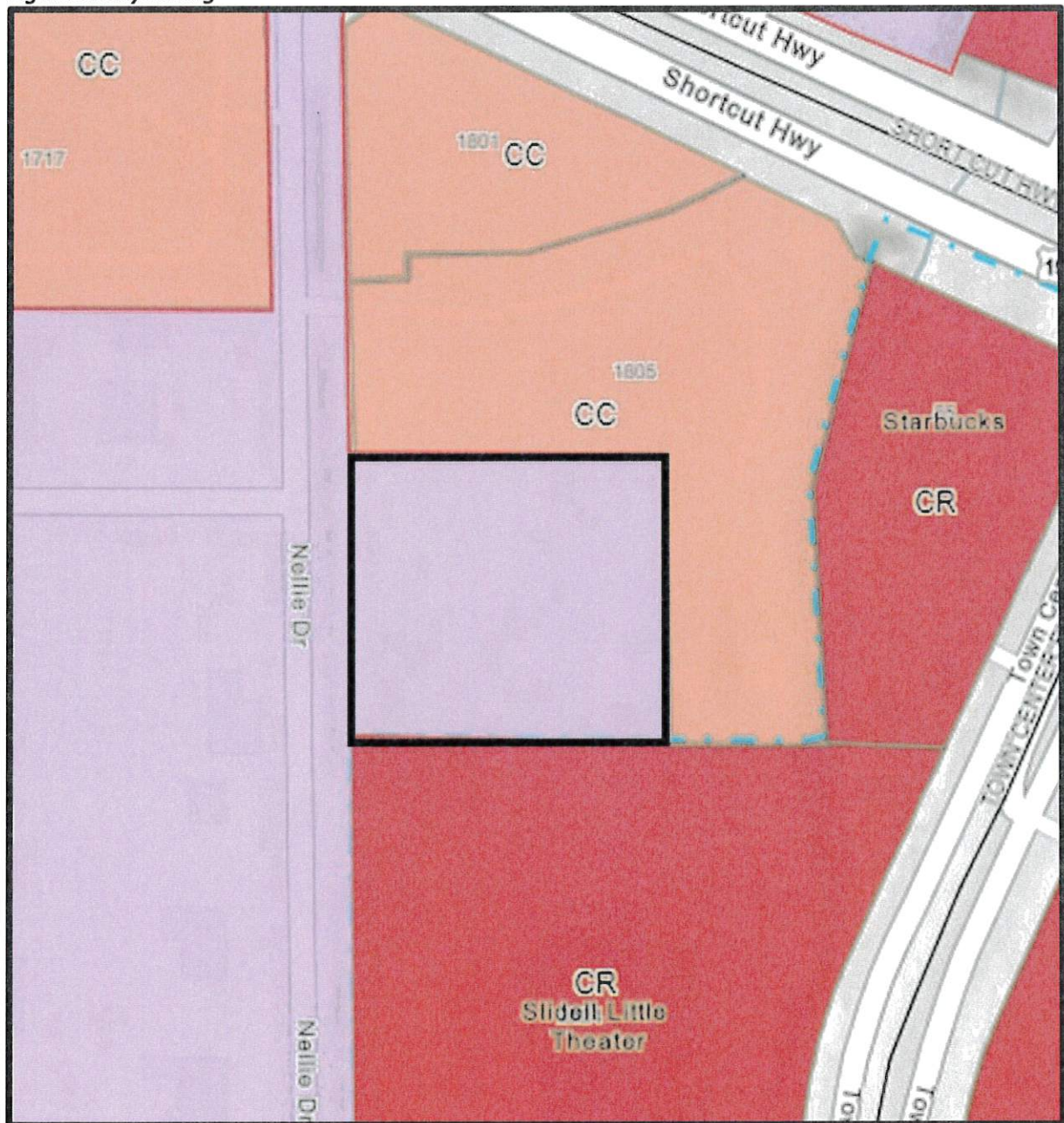


Figure 6. City of Slidell Utilities

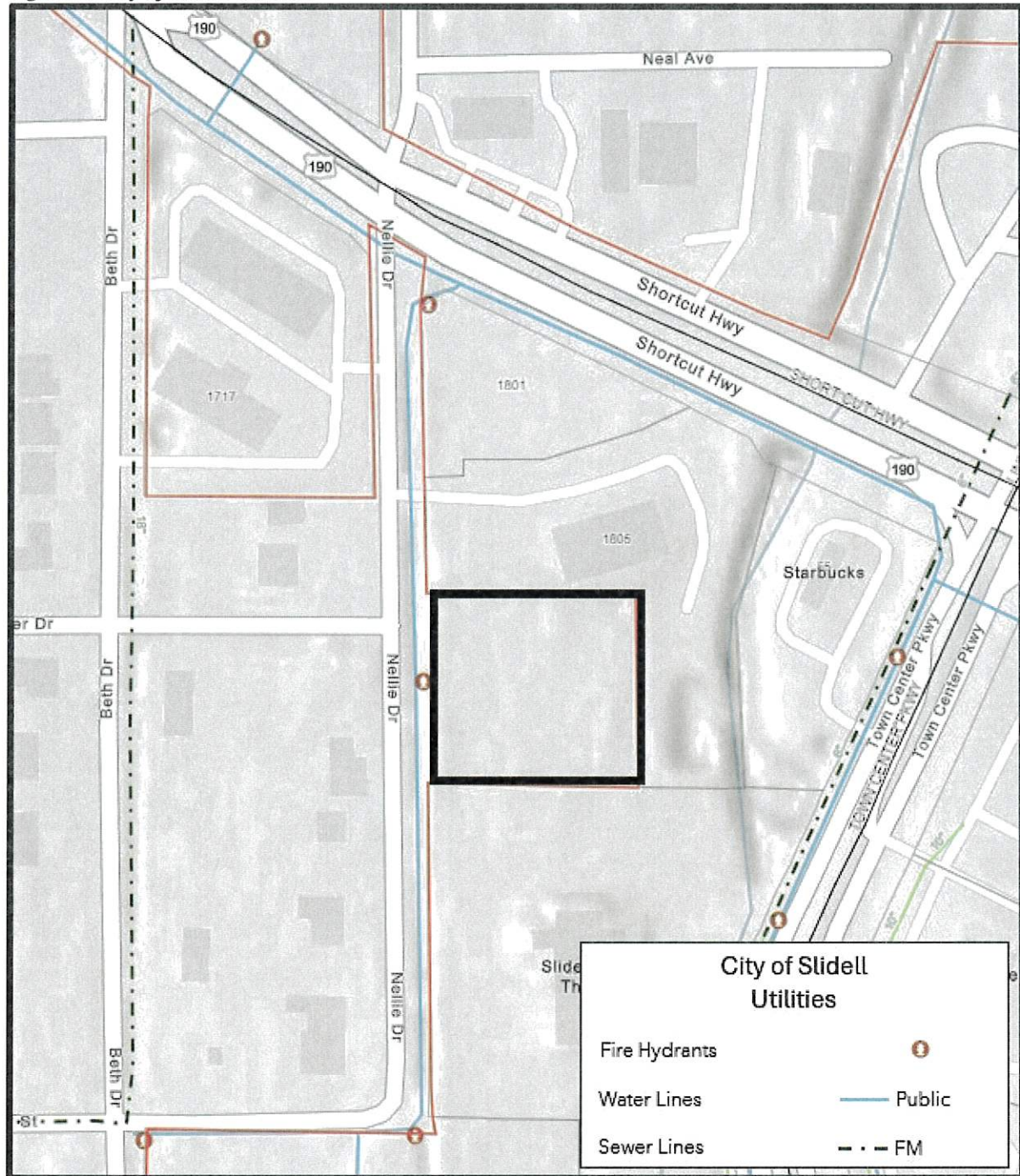
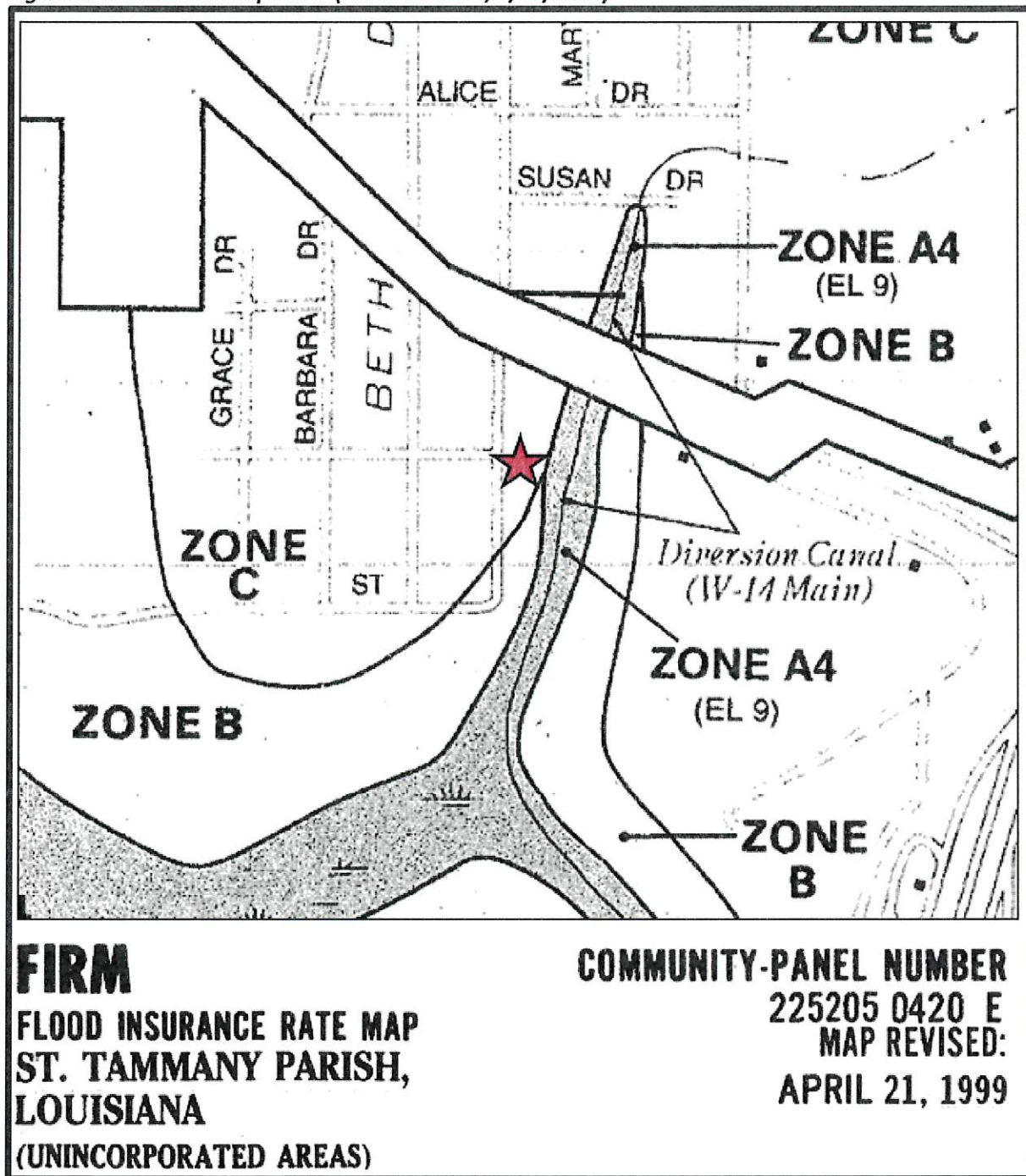
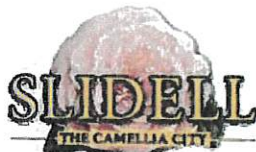


Figure 7. FEMA Flood Map Panel (225205 0420 E, 4/21/1999)





Planning Department

Petition for ANNEXATION

250 Bouscaren St, Ste 203
Slidell, LA 70458
985.646.4320
fax 985.646.4356
planningdept@cityofslidell.org
myslidell.com

Petitioned Property

Street Address or Tax Parcel Identification Number as found on the St Tammany Parish Tax Assessor map:

94664

Acres Proposed to be Annexed: 1.001 acre

Current Use: Vacant

Current Parish Zoning District: NC-4

Proposed City Zoning District: _____

Proposed City Council District: _____

Required Attachments

- ☒ Proof of ownership of petitioned property
- ☒ Map showing the location and measurements, and legal description, of petitioned property
- ☐ Certificate of Registrar of Voters, from the St. Tammany Parish Registrar of Voters, dated within the last six months
- ☒ Certificate of Ownership and Assessed Valuation, from the St. Tammany Parish Assessor's Office, dated within the last six months
- ☐ Fees; please speak with a Planner to confirm

Received By:	Fee \$	Case # A
Related Case(s):		

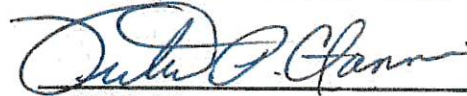
Required Signatures and Notarization

This petition must be signed in the presence of a notary public by: at least 50% of registered voters, 50% of resident property owners, and 25% in assessed value of resident property owners; or, if no registered voters or resident property owners, by all nonresident property owners. Attach additional sheets if necessary.

I/we hereby petition to have the property described in this petition annexed into the City of Slidell.

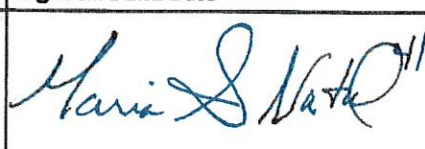
I/we acknowledge and agree that the City will place a "notice of public hearing" sign on the property and that it must remain throughout the public hearing process.

SWORN TO AND SUBSCRIBED before me this 8th
day of April, 2024.





VICTORIA P. CENTANNI, Notary #65660
NOTARY PUBLIC
STATE OF LOUISIANA
PARISH OF ST. TAMMANY
My Commission Expires Upon Death

Name, Home or Mailing Address (Street, City, State, Zip), and Email	Check all that apply in relation to the petitioned property	Signature and Date
Marro LLC Maria + Ronnie Natal 916 Piroguc St Slidell LA 70461 Ronnie@mnatal.com	☒ Am registered to vote at ☒ Live (reside) at ☒ Own all or a part of	 4/8/24
	☐ Am registered to vote at ☐ Live (reside) at ☐ Own all or a part of	
	☐ Am registered to vote at ☐ Live (reside) at ☐ Own all or a part of	

ST. TAMMANY PARISH REGISTRAR OF VOTERS



M. DWAYNE WALL, CERA
REGISTRAR

STATE OF LOUISIANA

PARISH OF ST TAMMANY

CERTIFICATE OF REGISTRAR OF VOTERS

I the undersigned Registrar of Voters for the Parish of St Tammany, State of Louisiana, do hereby certify that the property described in a Survey by J.V. Burkes & Associates, Inc., dated April 26, 2023, drawing No. 20230171, and further described as ALL THAT CERTAIN LOT OR PARCEL OF LAND, being situated in the South West Quarter of South East Quarter (SW $\frac{1}{4}$ of SE $\frac{1}{4}$), Section 11, Township 9 South, Range 14 East, Eighth Ward, St. Tammany Parish, Louisiana, being more fully described as follows, to wit:

From the one quarter section corner common to Sections 11 and 14, Township 9 South, Range 14 East, go South 89 degrees 52 minutes East 458.3 feet; thence North 1 degree West along the West side of Nellie Drive a distance of 543.2 feet; thence South 89 degrees 52 minutes East 51.85 feet to a point on the east side of Nellie Drive to the Point of Beginning. Thence go along Nellie Drive South 0 degrees 30 minutes East 200 feet to an iron; thence go South 89 degrees 52 minutes East 218.0 feet to an iron; thence go North 0 degrees 30 minutes West 200.0 feet to an iron; thence go North 89 degrees 52 minutes West 218.0 feet to the point of departure.

Being the same property acquired by Seller herein per Act of Transfer dated November 29, 2011, recorded December 15, 2011, Instrument No. 1838234, St. Tammany Parish, Louisiana, by the records in the Registrar of Voters office has no registered voter within said property.

In faith whereof, witness my official signature and the impress of my official seal at Covington, Louisiana on this 13th day of May 2026.

Sincerely,

M. Dwayne Wall, CERA
Registrar of Voters
Parish of St. Tammany



St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris
Assessor

ASSESSOR'S CERTIFICATE OF OWNERSHIP

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

I, the undersigned Assessor of St. Tammany Parish, Louisiana hereby certifies that the following property is assessed in the name Marro LLC as owner for the tax year 2025 and whose address PO Box 849, Slidell LA 70459-0849 and that the following certification is applicable to the property described as follows which is proposed for annexation into the **City of Slidell:**

PROPERTY DESCRIPTION

2025 Tax Roll Assessment: Assessment Number: 94664

Parcel 200 x 218 SEC 11 9 14

The total assessed value of all property within the above described area is
\$ 5,228.

II. The total assessed value of the resident property owners within the above described area is \$ 0 and the total assessed value of the property of non-resident property owners is \$5,228.

III. I do further certify that the assessed valuation of the above described tract is as follows:

2025 ASSESSED VALUATION : \$ 5,228

In faith whereof, witness my official signature and the impress of my official seal, at
Covington, Louisiana this the 8th day of May, 2026.

LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor



St. Tammany Parish Assessor's Office

St. Tammany Parish Justice Center
701 North Columbia Street • Covington, Louisiana 70433

Louis Fitzmorris
Assessor

CERTIFICATE OF OWNERSHIP AND ASSESSED VALUATION

I, the undersigned Assessor of the Parish of St. Tammany, State of Louisiana, do hereby certify that according to the assessment rolls maintained by the Assessor's Office, the following are the current owners of the following described property, to-wit:

2025 Tax Roll - Assessment Number 94664

OWNERS: Marro LLC
PO Box 849
Slidell LA 70459-0849

PROPERTY DESCRIPTION: 2025 TAX ROLL

Parcel 200 x 218 SEC 11 9 14

I do further certify that the assessed valuation of the above described tract is as follows:

2025 VALUATION:	Land	-	5,228
	Improvements	-	<u>0</u>
TOTAL ASSESSED VALUATION			5,228

In faith whereof, witness my official signature and the impress of my official seal, at

Covington, Louisiana this the **8th day of May**, 2026.



LOUIS FITZMORRIS, Assessor
TROY DUGAS, Chief Deputy Assessor