

**AGENDA**  
**ST. TAMMANY PARISH ZONING COMMISSION**  
**6:00 P.M. -TUESDAY, MAY 6, 2014**  
**ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**  
**KOOP DRIVE OFF OF HIGHWAY 59**  
**MANDEVILLE, LOUISIANA**

**ROLL CALL**

**CALL TO ORDER**

**ANNOUNCEMENTS**

**Phones and Pagers**

**Appeals**

**Speaker Card**

**Ten (10) minutes of each side and five (5) minutes for rebuttal**

**Please exit the building**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MINUTES OF THE APRIL 1, 2014 MEETING**

**POSTPONING OF CASES**

**PUBLIC HEARING**

**APPEARERS**

**ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:**

- 1.     ZC14-05-033**  
Existing Zoning:     A-4 (Single-Family Residential District)  
Proposed Zoning:    A-4 (Single-Family Residential District) & MHO (Manufactured Housing Overlay)  
Acres:                11,000 sq.ft.  
Petitioner:           Rita Westmoreland  
Owner:                Rita Westmoreland  
Location:             Parcel located on the west side of Oak Avenue, south of Sycamore Avenue, being lots 43, 44, 45 & 46, Square 6, Beverly Hills Subdivision, S13,T9S,R!4E, Ward 8, District 14  
Council District:     14
- 2.     ZC14-05-034**  
Existing Zoning:     HC-1 (Highway Commercial District)  
Proposed Zoning:    HC-2 (Highway Commercial District)  
Acres:                3.98 acres  
Petitioner:           Daniel & Diane Hof  
Owner:                Daniel & Diane Hof  
Location:             Parcel located on the south side of LA Highway 22, west of Trapagnier Road, across from Belle Pointe Drive, being 1519 LA Highway 22 West, Madisonville, S16, T7S, R10E, Ward 1, District 4  
Council District:     4
- 3.     ZC14-05-036**  
Existing Zoning:     A-4 (Single-Family Residential District)  
Proposed Zoning:    A-4A (Single-Family Residential District)  
Acres:                38,203 sq.ft.  
Petitioner:           Trudy Martin  
Owner:                Trudy Martin  
Location:             Parcel located on the northeast corner of Orleans Street & Foy Street, being a portion of Square 140, Town of Mandeville, S38 & 51,T8S,R11E, Ward 4, District 10  
Council District:     10

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5.     **ZC14-05-037**  
Text Change:                     Ordinance to amend the Sst. Tammany Parish Unified Development code, Volume 1 (Zoning) Section 6.06 RO Rural Overlay relative to adding the use of Farm Winery as an Administrative Permit.
  
6.     **ZC14-05-038**  
Existing Zoning:                 A-1 (Suburban District)  
Proposed Zoning:                A-1A (Suburban District)  
Acres:                             11.466 acres  
Petitioner:                        Parish Council by motion 3/03/14  
Location:                         Parcel located at southwest corner of Section Road & King Road, S21,T5S, R11E, Ward 2, District 6  
  
Council District:                 6
  
7.     **ZC14-05-039**  
Existing Zoning:                 NC-4 (Neighborhood Institutional District)  
Proposed Zoning:                ED-2 (Higher Education District)  
Acres:                             3.87 acres  
Petitioner:                        Christ Episcopal School/ John Pousson or Bert Duvic  
Owner:                             Christ Episcopal Church  
Location:                         Parcel located at the southeast corner of LA Highway 21 & Christwood Blvd, S41,T7S,R10E, Ward 1, District 1  
  
Council District:                 1
  
8.     **ZC14-05-040**  
Existing Zoning:                 NC-2 (Indoor Retail and Service District) & A-2 (Suburban District)  
Proposed Zoning:                NC-2 (Indoor Retail and Service District), A-2 (Suburban District) & RO (Rural Overlay)  
  
Acres:                             4.87 acres  
Petitioner:                        Thomas Dutel  
Owner:                             Optical Tech Corp  
Location:                         Parcel located on the north side of US Highway 190 & on the south side of Jackson Street, east of Nehl Road, being 26095 US Highway 190, Lacombe, S48, T8S, R12E, Ward 7, District 7  
  
Council District:                 7
  
9.     **ZC14-05-041**  
Existing Zoning:                 A-6 (Multiple Family Residential District)  
Proposed Zoning:                A-4A (Single Family Residential District)  
Acres:                             0.24 acre  
Petitioner:                        Randy Brelreen  
Owner:                             Jeff & Pam Breland  
Location:                         Parcel located on the north side of Lakeview Drive, west of Harbor View Court, being lot 73, Eden Isles Subdivision, Unit No. 2, 278 Lakeview Drive, Slidell, S33, T9S, R14E, Ward 9, District 13  
  
Council District:                 13
  
10.    **ZC14-05-042**  
Existing Zoning:                 A-4 (Single-Family Residential District)  
Proposed Zoning:                PF-1 (Public Facilities District)  
Acres:                             2.03 acres  
Petitioner:                        Troy G. Ingram/St. Tammany Fire Protection District No. 1  
Owner:                             Martin A. Smith, Jr.  
Location:                         Parcel located on the northwest corner of Meadows Blvd & Airport Road, being lot 22 & part of lot 21, Home Acres Subdivision, S30,T8S,R14E, Ward 9, District 11  
  
Council District:                 11

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**11. ZC14-05-043**

Existing Zoning: HC-3 (Highway Commercial District) & PBC-1 (Planned Business Center)  
Proposed Zoning: PBC-1 (Planned Business Center)  
Acres: 30.1348 Acres  
Petitioner: Will Tregre, AIA, Mathes Brierre Architects  
Owner: Chevron USA, INC.  
Location: Parcels located on the north side of Northpark Blvd, west of Lake Drive, east of Park Place, being parcels B, VL 1-B & lot 12, Northpark Subdivision, Phase 1, S15,T7S,R11E, Ward 3, District 5  
Council District: 5

**12. ZC14-05-044**

Existing Zoning: HC-3 (Highway Commercial District)  
Proposed Zoning: I-1 (Industrial District)  
Acres: 3.02 acres  
Petitioner: Jeff Schoen  
Owner: The Johnny F. Smith Testamentary Trust, Tara Fernandez Cochran, Kathy Schule Fernandez & Ronnie Joseph Fernandez  
Location: Parcel located on the northwest corner of US Highway 11 & Frickie Road, south of Johnny F. Smith Blvd, being a portion of Lot 48-A-1, Johnny F. Smith Memorial Business Park, S26,T8S,R14E, Ward 8, District 14  
Council District: 14

**PLAN REVIEW CASES - APPLICATIONS REQUIRING REVIEW & APPROVAL OF SITE PLANS ALONG A PLANNED CORRIDOR DISTRICT BY THE ZONING COMMISSION ARE AS FOLLOWS:**

1. PR14-05-003 - Use: New Office Warehouse & Addition to Existing Office Warehouse  
Corridor: Tammany Trace Overlay  
Zoning: HC-2 (Highway Commercial) District  
Use Size: 14,400 sq.ft.  
Petitioner: Martin J. Abraham  
Owner: Martin J. Abraham  
Representative: Barry S. Breaux  
Location: Parcel located on the south side of US Highway 190 West, west of Thompson Road, east of Sylve Road, being 2371 US Highway 190 West, Slidell, S39,T8S,R14E, Ward 9, District 11  
Council District: 11

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**