

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4729

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. TANNER

SECONDED BY: MR. THOMPSON

ON THE 2 DAY OF FEBRUARY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 435, WEST OF PAR STREET, EAST OF HILLCREST BLVD, BEING LOTS 1 & 2, SQUARE 9, HILLCREST COUNTRY CLUB SUBDIVISION, AND WHICH PROPERTY COMPRISES A TOTAL 1.6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT). (WARDS 6 & 10) (DISTRICT 6) (ZC12-01-006)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-01-006, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-3 (Suburban District); and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as HC-2 (Highway Commercial District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-3 (Suburban District) to an HC-2 (Highway Commercial District) .see Exhibit "A" for complete boundaries.

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF MARCH, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 16, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-01-006**

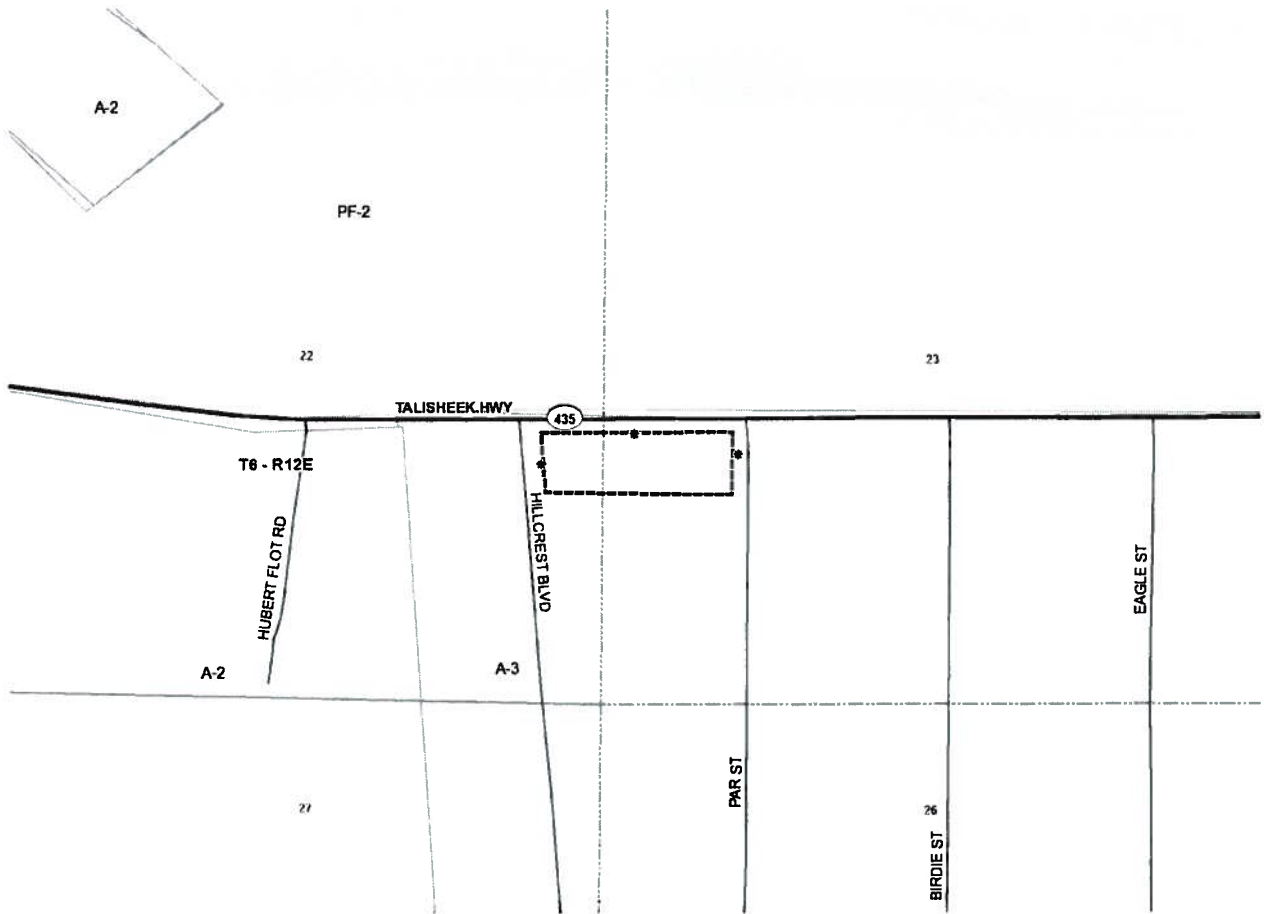
TWO CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in the Parish of St. Tammany, State of Louisiana, forming a portion of Sections 22, 23, 26 and 27, Township 6 South, Range 12 East, in that part thereof known as HILLCREST COUNTRY CLUB SUBDIVISION and ADDITION NO. 1 in accordance with survey by Land Engineering Services Inc. certified by Robert A. Berlin, La. Reg., Sur. dated November 30, 1960 recertified April 9, 1964, said lot are designated on map and as follows:

LOTS 1 and 2, SQUARE 9 bounded by Par Street, Francis Quinet Drive, Hillcrest Blvd. and La State Highway No. 435.

LESS AND EXCEPT

That Certain Piece or Portion sold to the State of Louisiana for State Hwy. 435 at INST. 1529802.

**CASE NO.:** ZC12-01-006  
**PETITIONER:** Shawn Breaud, Sr.  
**OWNER:** Shawn D. Breaud, Sr. & Keophouthone Breaud  
**REQUESTED CHANGE:** From A-3 (Suburban District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located on the south side of LA Highway 435, west of Par Street, east of Hillcrest Blvd, being lots 1 & 2, Square 9, Hillcrest Country Club Subdivision; S22, 23, 26 & 27, T6S, R12E; Ward 6 & 10, District 6  
**SIZE:** 1.6 acres



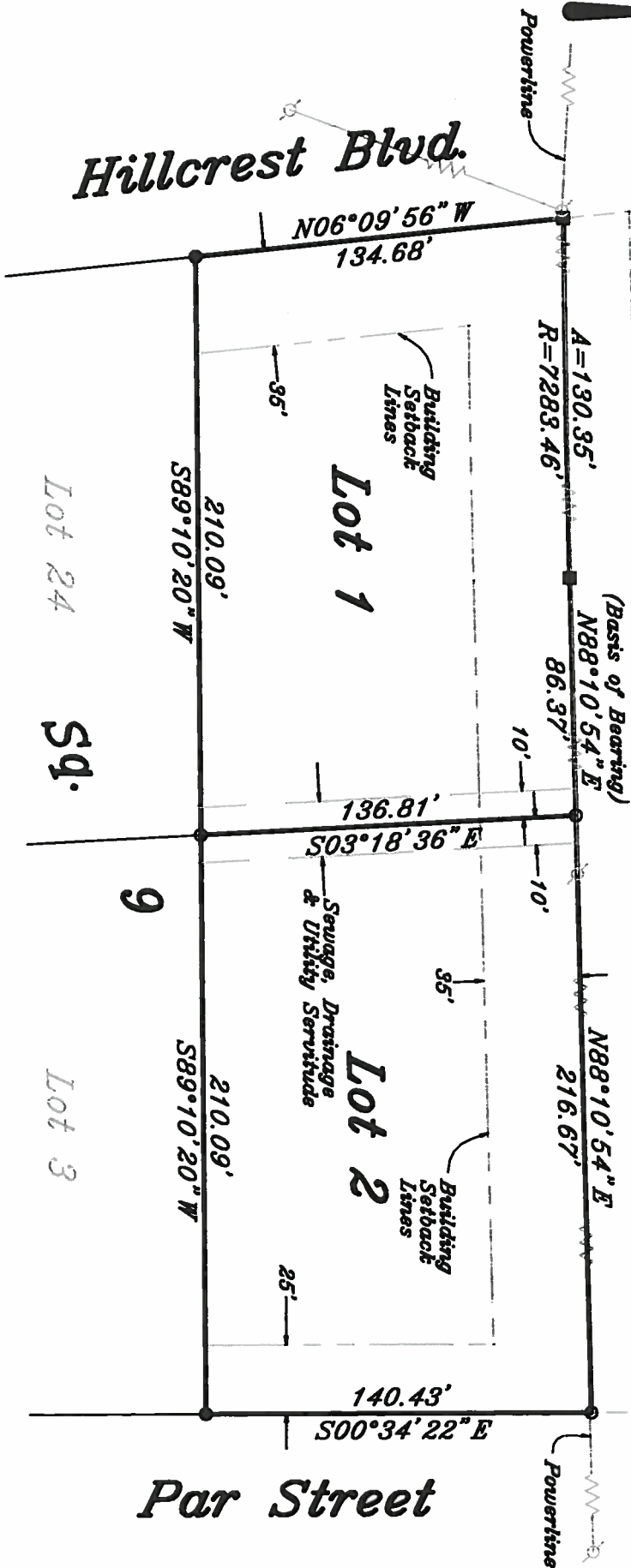
2012-01-006



This property is located in Flood Zone A2 as per FEMA FIRM, Comm. Panel No. 225205 0175 C, map dated 10-17-1989. Building setback lines should be determined by owner or contractor prior to any construction.

La. Hwy. 435

Dashed lines as per LDO1 State Project No. 281-04-0022 Parcel 3-2 recorded in Orig. Instrument No. 1529802, St. Tammany Parish Clerk of Court office



- Legend:**
- 1/2" Rebar Set
  - 1/2" Rebar Found
  - LDO1 Pin and Cap Found

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

- Reference Survey:**
1. Survey prepared by SJB Group Inc. of State Project No. 281-04-0022 Original Instrument No. 1529802, St. Tammany Parish Clerk of Court office (Basis of Bearing)
  2. Survey prepared by Land Engineering Services, Inc. recorded in Extra Map # 2618, St. Tammany Parish Clerk of Court office

MAP PREPARED FOR

**Shawn D. Breaud**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

**Lots 1 and 2 Square 9 Hillcrest Country Club Subdivision and Addition No. 1, St. Tammany Parish, Louisiana**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 842-6271 office (985) 848-0355 fax

BRUCE M. BUTLER III  
CERTIFIED CORRECT

License No. 4894

*Bruce M. Butler III*  
PROFESSIONAL

LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 60'

DATE: November 11, 2011

NUMBER: 15442