

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, DECEMBER 2, 2025
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
21490 KOOP DRIVE
MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on TUESDAY, December 2, 2025. If you are unable to attend the meeting in person, the meeting will be aired live on our government access channel STPG-TV.

ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE)

CALL TO ORDER

ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals – Fees apply
- Speaker Cards
- Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE NOVEMBER 10th, 2025, MINUTES

POSTPONING OF CASES

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. 2025-4410-ZC

Existing Zoning:	L-1 (Large Lot Residential District)
Proposed Zoning:	I-1 (Light Industrial and Warehouse District)
Location:	Parcel located on the north side of US Highway 190, east of N. 29 th Street, west of Nehl Street, Lacombe; S48, T8S, R12E; Ward 7 District 7
Acres:	.218 acres
Petitioner:	Arturo Deleon
Owner:	DeLeon & Sons, LLC

2. 2025-4415-ZC

Existing Zoning:	S-2 (Suburban Residential District)
Proposed Zoning:	HC-1 (Highway Commercial District)
Location:	Parcel located on the north side of Coast Blvd., west of Cass Street, and east of Bosworth Street, Slidell; S23, T9S, R14E; Ward 8, District 12
Acres:	.36 acres
Petitioner:	Joseph E. Scott
Owner:	Joseph E. Scott

3. **2025-4423-ZC**
Existing Zoning: M-L (Low Multi- Family Residential District) and CBF (Community Based Facility District)
Proposed Zoning: M-H (High Multi-Family Residential District)
Location: Parcel is located on the east side of Airport Road, north of Dr. T.J. Smith SR Expressway, Slidell; S19, T8S, R14E, Ward 9, District 11
Acres: 22.96 acres
Petitioner: Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP
Owner: Slidell Greenbrier 1 TIC, LLC; Slidell Greenbrier 2 TIC, LLC; Slidell Greenbrier 3 TIC, LP

4. **2025-4430-ZC**
Existing Zoning: E (Estate Residential District) & RES-1(Resilience Overlay)
Proposed Zoning: L-1 (Large Lot Residential District)
Location: Parcel located on the west side of CC Road, north of Dumas Road, Slidell; S40, T9S, R13E; Ward 9, District 11
Acres: 4.286 acres
Petitioner: Marissa Cox
Owner: Ricky Cox & Regina Cox

5. **2025-4436-ZC**
Existing Zoning: R-1 (Rural Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)
Proposed Zoning: L-1 (Large Lot Residential District), MHO (Manufactured Housing Overlay), & RO (Rural Overlay)
Location: Parcel located on the south side of Willie Cemetery Road, west of Bollinger Road, Folsom; S20, T5S, R10E; Ward 2, District 3
Acres: 3.0 acres
Petitioner: Brittany Loup
Owner: Stephen Loup III

6. **2025-4439-ZC**
Existing Zoning: R-1 (Rural Residential District) & RO (Rural Overlay)
Proposed Zoning: PF-1 (Public Facilities District) & RO (Rural Overlay)
Location: Parcel located on the north side of LA Highway 1077, east side of Boudreaux Road, west of Pine Drive, Folsom; S27, T5S, R10E; Ward 2, District 3
Acres: 3.81 acres
Petitioner: Andrew Mendheim
Owner: St. Tammany Parish Fire Protection District No. 5

7. **2025-4443-ZC**
Existing Zoning: NC-1 (Neighborhood Commercial District)
Proposed Zoning: PBC (Planned Business Campus District)
Location: Parcel located on the south side of W. Ochsner Blvd., north of Interstate 12, Covington; S11, T7S, R10E; Ward 1, District 1
Acres: 23.97 acres
Petitioner: Jones Fussell - Jeffrey D Schoen
Owner: Summer Hill Holdings, L.L.C. – Wayne Buras

8. **2025-4445-ZC**
Purpose: Amendments to the Official Parish Zoning Map and Unified Development Code in accordance with the Central St. Tammany Overlay District study, which includes an analysis of existing zoning, land use, and development patterns in Districts 6, 7, 9, & 11 and Wards 4, 5, 6, 7, & 9; of St. Tammany Parish, Louisiana

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT