

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – MONDAY, JANUARY 12, 2026
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH 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 Monday, January 12, 2025.

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

ELECTION OF OFFICERS

APPROVAL OF THE DECEMBER 9, 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- Amendments to the Code of Ordinances, Part II: Unified Development Code

1. Amend Chapter 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400-1 Permitted Uses: Residential Districts and Sec. 400-2.4 Multiple-Family Residential Districts to permit single family and two family dwellings within the M-M Medium Multi-Family Residential District and M-H High Multi-Family Residential District zoning classifications.
2. Amend Chapter 400 – Zoning, Section 400-3 Commercial Zoning District Regulations including Exhibit 400-3 Permitted Uses: Commercial Districts and Sec. 400-3.5 Highway Commercial Districts to allow town homes within the NC-1 Neighborhood Office District, NC-2 Neighborhood Commercial District, GC-1 General Commercial District, GC-2 Public, Cultural and Recreational District, PBC Planned Business Campus District, and the HC-1, HC-2, and HC-3 Highway Commercial Districts; to allow two-family residential dwellings within the HC-3 Highway Commercial District; and Sec. 400-8 to add minimum standards for townhouse and two-family development.
3. Amend Chapter 400 – Zoning, Section 400-2 Residential Zoning District Regulations, Exhibit 400-2 Site & Structure Standards: Residential Districts and Section 400-2.4 Multiple-Family Residential Districts to clarify the required lot size for single-family and two-family residential uses within any multi-family zoning classification including M-L, M-M, and M-H.
4. Amend Chapter 400 – Zoning, Section 400-3 Commercial Zoning District Regulations, Exhibit 400-4 Site & Structure Standards: Commercial Districts to clarify the required lot size for single-family and two-family residential uses within any commercial zoning classification where the uses are permitted.
5. Amend Chapter 400 – Zoning, Section 400-8 Use Standards to remove fencing standards for Agricultural and Decorative Ponds.

REVOCATION

2- REV26-01-001

The revocation of an unopened portion of 15th Street and an unopened portion of North Street, located north of Crain Street, south of Harrison Avenue in the Birg Boulevard Subdivision (as delineated on Map #189A), Ward 4, District 11.

Applicant: Rio Grande of Abita, L.L.C.

Parish Council District Representative: Hon. Arthur Laughlin

MINOR SUBDIVISION

3- 2025-4414-MSP

Minor Subdivision of Parcel B into Parcels B-1, B-2 & B-3

Owner: Christy Himel

Representative: Christy Himel

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Rick Smith

General Location: The property is located on the north side of Boudreaux Court, east of LA Highway 1085, Madisonville, Louisiana; S8, T7S, R10E; Ward 1, District 1

4- 2025-4485-MSP

Minor Subdivision of Parcel B2 and 1.5 acres into Parcel B2-A

Owner & Representative: CEDD Holdings, LLC and Evan Thomas Conravey & Deanne Dupuy Conravey

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of North Lane, east of LA Highway 59, Mandeville, Louisiana; S19, T7S, R12E; Ward 4, District 11

5- 2025-4490-MSP

Minor Subdivision of Tract F3 into Tracts F3-A & F3-B

Owner & Representative: John G. Finch Construction, LLC - John G. Finch

Surveyor: J. V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. David Cogle

General Location: The property on the north side of Yates Road, west of Taylor Road, Pearl River, Louisiana; S16, T7S, R14E; Ward 6, District 9

6- 2025-4496-MSP

Minor Subdivision of 129.69 acres into Parcels 1, 2, 3, 4 & 5

Owner & Representative: Douglas N. Smith

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, Louisiana; S28, 29 & 33, T7S, R13E; Ward 6, District 11

7- 2025-4503-MSP

Minor Subdivision of Parcel D into Parcels D1, D2 & D3

Owners & Representative: Roger & Rondalyn Plescia

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the north side of Pellegrin Drive (Private), Covington, Louisiana; S21, T6S, R11E; Ward 3, District 2

CONCEPT PLAN APPROVAL

8- 2025-4497-TP

Lake Hills Subdivision

Developer/Owner: Lake Hills, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of LA Highway 1078, west of LA Highway 25, Folsom, Louisiana. Ward 3, District 3

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT