

AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 P.M. – TUESDAY, FEBRUARY 3, 2026
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, FEBRUARY 3, 2026. 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 JANUARY 6, 2026 MINUTES

POSTPONING OF CASES

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. 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

POSTPONED FROM DECEMBER 2, 2026 MEETING

2. 2025-4488-ZC

Existing Zoning:

R-1 (Rural Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

Proposed Zoning:

L-2 (Large Lot Residential District), MHO (Manufactured Housing Overlay District), and RO (Rural Overlay)

Location:

Parcel is located on the north side of Nelson Road east of Section Road, Covington; S21, T5S, R11E; Ward 2; District 6

Acres:

1.72 acres

Petitioner:

Nancy Ann Waguespack

Owner:

Nancy Ann Waguespack

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3. 2025-4498-ZC

Existing Zoning: L-1 (Large Lot Residential District)
Proposed Zoning: L-1 (Large Lot Residential District) and RO (Rural Overlay)
Location: Parcel is located on the south side of Kustenmacher Rd. south of LA Highway 36, and west of the Town of Abita Springs, Abita Springs; S36, T6S, R11E; Ward 10; District 2

Acres: 24.06 acres
Petitioner: Kevin & Irene Caillouet
Owner: Kevin & Irene Caillouet

4. 2025-4502-ZC

Existing Zoning: NC-2 (Neighborhood Commercial District) and RES-1 (Resilience Overlay District)
Proposed Zoning: HC-2 (Highway Commercial District) and RES-1 (Resilience Overlay District)
Location: Parcel is located on the south side of Highway 190, west of Transmitter Road, east of Marc Street, Lacombe; S33, T8S, R13E; Ward 7; District 7

Acres: 1.30 acres
Petitioner: Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant
Owner: Rodney Bourgeois Jr., Mark Bourgeois, Anne-Marie Sturdivant

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT