CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE MARCH 1, 2005 MEETING

TABLING 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. __ ZC04-11-092
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 49.3 acres
   Petitioner: David Weber
   Owner: Graber, L.L.C. & Valiga L.L.C.
   Location: Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road, S45 & 46, T7S, R10E & 11E, Ward 1, District 1
   Council District: 1
   (Tabled from 3/1/05 Meeting)

2. __ ZC05-03-013
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: PUD (Planned Unit Development) District
   Acres: 80.83 acres
   Petitioner: Leroy Cooper
   Owner: Aymond Development, L.L.C.
   Location: Parcel located on the southeast side of Tantella Ranch Road, north of LA Highway 1077, S5 & 8, T6S, R10E, Ward 1, District 1
   Council District: 1
   (Tabled from 3/1/05 Meeting)

3. __ ZC05-02-005
   Existing Zoning: SA (Suburban Agricultural) District
   Proposed Zoning: ID (Institutional) District
   Acres: 3.71 acres
   Petitioner: Karl Cavaretta
   Owner: Andrew & Aurea Mae Goldate
   Location: Parcel located on the west side of LA Highway 21, south of Dummyline Road, north of the intersection of LA Highway 21 & LA Highway 1077, S41, T7S, R10E, Ward 1, District 1
   Council District: 1
### 4. **ZC04-05-037**

**Existing Zoning:** A-4 (Single Family Residential) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 2.55 acres  
**Petitioner:** Louis S. Nunes, Jr.  
**Owner:** Louis S. Nunes, Jr., et al.  
**Location:** Parcel located on the west side of Airport Road, north of Sunset Drive, south of Redwood Street, being a portion of lots 3 and 4 of tract J in Home Acres Subdivision, S30, T8S, R14E, Ward 9, District 11

**Council District:** 11

### 5. **ZC04-08-066**

**Existing Zoning:** A-2 (Suburban) District  
**Proposed Zoning:** A-3 (Suburban) District  
**Acres:** 1 acre  
**Petitioner:** Robert and Pamela Parris  
**Owner:** Robert Parris  
**Location:** Parcel located on the north side of Bayou Liberty Road, east of Faciane Road, across from Nunez Drive, S43, T9S, R13E, Ward 9, District 11

**Council District:** 11

### 6. **ZC05-04-016**

**Existing Zoning:** SA (Suburban Agricultural) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 5.8 acres  
**Petitioner:** Todd Gregory  
**Owner:** Hosanna Lutheran Church  
**Location:** Parcel located on the east side of US Highway 190 Service Road, north of Fairway Drive, south of Ponchitalawa Drive, S22, T7S, R11E, Ward 4, District 5

**Council District:** 5

### 7. **ZC05-04-017**

**Existing Zoning:** SA (Suburban Agricultural) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 3 acres  
**Petitioner:** Jeff Johannsen  
**Owner:** Salvatore Impastato, L.L.C.  
**Location:** Parcel located on the south side of U.S. Highway 190, east of Shelby Powell Drive, west of South 24th Street, being a portion of Farm 549, Forest Glen Subdivision, S48, T8S, R13E, Ward 7, District 7

**Council District:** 7

### 8. **ZC05-04-018**

**Existing Zoning:** A-2 (Suburban) District  
**Proposed Zoning:** C-2 (Highway Commercial) District  
**Acres:** 9.706 acres  
**Petitioner:** Lonesome Development, L.L.C.  
**Owner:** Janel K. Montgomery  
**Location:** Parcel located at the northeast intersection of I-12 Service Road & LA Highway 1077, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1

**Council District:** 1
9. **ZC05-04-019**
   
   **Existing Zoning:** A-2 (Suburban) District  
   **Proposed Zoning:** C-2 (Highway Commercial) District  
   **Acres:** 0.527 acre  
   **Petitioner:** Glen and Charlene Robertson  
   **Owner:** Michael J. & Patricia Karl, Glen & Charlene Robertson  
   **Location:** Parcel located on the southwest corner of LA Highway 59 & LaBarre Street, being a portion of square 235, Town of Mandeville, S38, T6S, R11E, Ward 4, District 10  
   **Council District:** 10

10. **ZC05-04-020**
   
   **Existing Zoning:** C-2 (Highway Commercial) & LC (Light Commercial) Districts  
   **Proposed Zoning:** A-4 (Single Family Residential) District  
   **Acres:** 10.282 acres  
   **Petitioner:** Belle Point, L.L.C.  
   **Owner:** Cheryl Ann & Albert A. Kramer  
   **Location:** Parcel located on the north side of LA Highway 22, west of Perrilloux Road, S16, T7S, R10E, Ward 1, District 1  
   **Council District:** 1

11. **ZC05-04-021**
   
   **Existing Zoning:** SA (Suburban Agricultural) District  
   **Proposed Zoning:** M-1 (Light Industrial) District  
   **Acres:** 1.66 acres  
   **Petitioner:** Julian Rodrigue, Jr.  
   **Owner:** Ethel T. and Joel L. Fitzgerald  
   **Location:** Parcel located on the west side of 9th Street, being lots 1 to 8, Square 28, New Claiborne Subdivision, S42, T6S, R11E, Ward 3, District 3  
   **Council District:** 3

12. **ZC05-04-023**
   
   **Existing Zoning:** R (Rural) District  
   **Proposed Zoning:** PUD (Planned Unit Development) District  
   **Acres:** 22.60 acres  
   **Petitioner:** Leroy Cooper  
   **Owner:** Despina C. Yemelos  
   **Location:** Parcel located on the east side of Lowe Davis Road, south of Kingsland Drive, S19, T6S, R12E, Ward 10, District 2  
   **Council District:** 2

13. **ZC05-04-025**
   
   **Existing Zoning:** A-2 (Suburban) District  
   **Proposed Zoning:** A-4 (Single Family Residential) District  
   **Acres:** 10.1 acres  
   **Petitioner:** Fontcuberta Surveys, Inc.  
   **Owner:** Thomas Byers, Jr.  
   **Location:** Parcel located at the end of Garland Street, north of LA Highway 36, south of Florence Street, S35, T6S, R11E, Ward 3, District 3  
   **Council District:** 3

**CONDITIONAL USE PERMIT REQUEST CASES** - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

Draft -March 31, 2005
1. **CP05-02-017 - Use: Maternity Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 7,877 sq. ft.
   - Petitioner: Bill Magee
   - Owner: Bill & Shari Karanas
   - Location: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd, S5, T8S, R12E, Ward 4, District 7
   - Council District: 7
   (Tabled from 3/1/05 Meeting)

2. **CP05-03-028 - Use: Assisted Living Community**
   - Zoning: A-2 (Suburban) District
   - Use Size: 148,104 sq. ft.
   - Petitioner: Leroy Cooper
   - Owner: Ruth Begue
   - Location: Parcel located on the north side of Harrison Avenue. across from K Street, S2 & 3, T7S, R11E, Ward 3, District 3
   - Council District: 3
   (Tabled from 3/1/05 Meeting)

3. **CP05-04-035 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1050 sq.ft.
   - Petitioner: Richard V. Haynes, Jr.
   - Owner: Richard V. Haynes, Jr.
   - Location: Parcel located on the south side of Boxwood Street, west of Nursery Street, S36, T6S, R11E, Ward 3, District 3
   - Council District: 3

4. **CP05-04-036 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 624 sq. ft.
   - Petitioner: Jon & Veronica Estopinal
   - Owner: Jon & Veronica Estopinal
   - Location: Parcel located on the southeast corner of Garrett's Prime Run & Boar Run, being lot 259, Phase VII, Ponderosa Ranches, S15, T8S, R14E, Ward 9, District 6
   - Council District: 6

5. **CP05-04-037 - Use: Mobile Home**
   - Zoning: SA (Suburban Agricultural) District
   - Use Size: 1280 sq. ft.
   - Petitioner: Cynthia Renae Dirr
   - Owner: Cynthia Renae Dirr
   - Location: Parcel located on the east side of Holly Drive, south of Pine Street, south & west of LA Highway 1085, being a portion of Lot 1, Block 6, Evergreen Acres Subdivision, S1, T7S, R10E, Ward 1, District 1
   - Council District: 1

6. **CP05-04-038 - Use: Re-locate outdoor advertising structure**
   - Zoning: C-2 (Highway Commercial) District
   - Use Size: 100 sq. ft.
   - Petitioner: Grace F. Burkes/ Bill Summers
   - Owner: Fritchie Sisters, L.L.C.
   - Location: Parcel located at the southwest intersection of I-10 & Beech Street, south of US Highway 190 East, S14, T9S, R14E, Ward 8, District 14
   - Council District: 14
7. **CP05-04-039 - Use: Pond with removal of dirt**
   - Zoning: R (Rural) District
   - Use Size: 2 acres
   - Petitioner: Brenda Whitehead
   - Owner: Gina Thompson
   - Location: Parcel located on the west side of Bob Baxter Road, south of Rachel Road, S16, T5S, R12E, Ward 5, District 6
   - Council District: 6

8. **CP05-04-040 - Use: Mobile Home**
   - Zoning: SA (Suburban Agriculture) District
   - Use Size: 1280 sq. ft.
   - Petitioner: Lisa Pearson
   - Owner: Lisa Pearson
   - Location: Parcel located on the south side of Ben Thomas Road, west of Javery Road, S34, T8S, R14E, Ward 9, District 14
   - Council District: 14

9. **CP05-04-041 - Use: Recreational Facility**
   - Zoning: M-1 (Light Industrial) District
   - Use Size: 14000 sq. ft.
   - Petitioner: Cindy Werner
   - Owner: Succession of Cecil McMullen
   - Representative: James Silvestri
   - Location: Parcel located on the south side of Marshall Road, east of La Highway 59, S18, T7S, R12E, Ward 4, District 7
   - Council District: 7

10. **CP05-04-043 - Use: Mobile Home**
    - Zoning: SA (Suburban Agricultural) District
    - Use Size: 1120 sq. ft.
    - Petitioner: Krystal Lala
    - Owner: Sky & Dina Lala
    - Location: Parcel located at the end of Frank Gilbert Lane, west of Fish Hatchery Road, S13, T8S, R12E, Ward 7, District 7
    - Council District: 7

11. **CP05-04-044 - Use: Office Building over 20,000 sq. ft.**
    - Zoning: C-2 (Highway Commercial) District
    - Use Size: 25,000 sq. ft.
    - Petitioner: Richard Choate, AIA
    - Owner: First Premium Group, L.L.C.
    - Location: Parcel located on the south side of New Camellia Blvd., east of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1
    - Council District: 1

12. **CP05-04-045 - Use: Daiquiri Shop**
    - Zoning: C-2 (Highway Commercial) District
    - Use Size: 3,250 sq. ft.
    - Petitioner: Gause West Properties, L.L.C./ Faye Wagner
    - Owner: Gause West Properties, L.L.C./ Faye Wagner
    - Representative: Jeff Schoen
    - Location: Parcel located on the north side of US Highway 190, west of Camp Salmen Road, east of Northshore Blvd, S37, T8S, R14E, Ward 9, District 11
    - Council District: 11

Draft -March 31, 2005
13. **CP05-04-046 - Use: Modification to existing Home Occupation**
   
   **Zoning:** R (Rural) District  
   **Use Size:** 900 sq. ft.  
   **Petitioner:** Christine Cooper  
   **Owner:** Cooper Engineering  
   **Location:** Parcel located on the north side of Brewster Road, west of LA Highway 1077, S11, T7S, R10E, Ward 1, District 1  
   **Council District:** 1

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

1. **PR05-04-001 - Use: Gas Station/ Convenience Store/ Car Wash**
   
   **Corridor:** Highway 21 Planned Corridor  
   **Zoning:** C-2 (Highway Commercial) District  
   **Use Size:** 5,260 sq. ft.  
   **Petitioner:** Julian J. Rodrigue, Jr.  
   **Owner:** Fred R. Kolb & Kristina Kolb Johnson  
   **Representative:** Kyle and Associates, L.L.C./ Holly Morales  
   **Location:** Parcel located at the northwest corner of Brewster Road & LA Highway 21, south of I-12, S47, T7S, R11E, Ward 1, District 1  
   **Council District:** 1

**OLD BUSINESS**

1. **CP96-06-055 - Use: Land Excavation - Pond**
   
   **Zoning:** Rural District  
   **Use Size:** 12 acres  
   **Petitioner:** Ludwig T. Candies  
   **Owner:** Ludwig T. Candies  
   **Location:** 17076 Candies Road, S20, T5S, R11E, Ward 2, District 2  
   **Council District:** 2  
   (Tabled from 3/1/05 Meeting)

2. **CP03-12-169PR - Use: Retail Shopping Center > 20,000 sq. ft.**
   
   **Zoning:** C-2 (Highway Commercial) District  
   **Use Size:** 65,073 sq. ft.  
   **Petitioner:** Gulf States Development Services  
   **Owner:** Wainer Brothers  
   **Location:** Parcel located 1/4 mile north of I-12 on the west side of LA Hwy 21, S47, T7S, R11E, Ward 1, District 1  
   **Council District:** 1

3. **PR02-11-032 - Use: Retail & Office Building**
   
   **Corridor:** Standard Planned Corridor  
   **Zoning:** C-2 (Highway Commercial) District  
   **Use Size:** 5,950 sq. ft.  
   **Petitioner:** Robert C. Maier  
   **Owner:** Robert C. Maier  
   **Location:** Parcel located on the northwest corner of Asbury Drive & DeSoto Street, S34, T7S, R11E, Ward 4, District 10  
   **Council District:** 10
4. CP02-11-094 - Use: Mini Storage

<table>
<thead>
<tr>
<th>Zoning</th>
<th>SA (Suburban Agricultural) District (*Proposed C-2)</th>
</tr>
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<tbody>
<tr>
<td>Use Size</td>
<td>11,300 sq. ft.</td>
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<tr>
<td>Petitioner</td>
<td>Leroy Cooper</td>
</tr>
<tr>
<td>Owner</td>
<td>Alfreda Green Mouton</td>
</tr>
<tr>
<td>Location</td>
<td>Parcel located on the west side of LA Highway 25, north of M.P. Planche Road, &amp; south of Lake Ramsey Road, S17, T6S, R11E, Ward 3, District 3</td>
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<tr>
<td>Council District</td>
<td>3</td>
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