Exhibit "A"

2026-4806-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in any way appertaining thereto situated in Section 33, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and more fully described according to map ad plat of surveyor pf Eddie J. Champagne Surveyor dated December 11, 1969, as follows, to-wit:

Begin at the Quarter corner between Sections 33 and 34, Township 6 South, range 10 East, Greensburg District, Louisiana, run West 1354. 0 feet; thence North 537. 7 feet; thence North 1 degree 08 minutes West 503.8 feet to the Point of Beginning.

From the said Point of Beginning thence continue North 1 degree 08 minutes West 32.4 feet; thence West 10.0 feet; thence North 0 degrees 33 minutes West 315.2 feet; thence West 1337. feet; thence South 0 degrees 07 minutes West 347.6 feet; thence East 1346.8 feet to the Point of Beginning. All within Section 33, Township 6 South, Range 10 East, Greensburg District, St. Tammany Parish, Louisiana, and containing 10.76 acres, all according to the above referred to survey.

Being the same property acquired by Ada Valdes, wife of/and Felix S. Valdes from Robert Stauss by Dation en Paiement dated September 29, 1997, recorded September 30, 1997, as COB Instrument No. 1065419 of the records of St. Tammany Pariah, Louisiana.

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT
2026-4806-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: Parcel located on the west side of Wise Road, south of Baham Road, Covington; S33, T6S, R10E; Ward 1, District 3

Petitioner: Ismael Vazquez

Owner: Ismael and Idania Vazquez

Size: 1.101 acres

Posted: September 17, 2026

Commission Hearing: October 6, 2026

Determination: Approved



Current Zoning:

R-1 (Rural Residential District)

Requested Zoning:

L-1 (Large Lot Residential District)

Future Land Use:

Residential Low Intensity and Residential Medium Intensity

Flood Zone: Effective Flood Zone: A; Preliminary Flood Zone: X; CDA

Elevation Requirements:

BFE 27' + 1' Freeboard = 28' FFE

FINDINGS

1. The request consists of a zoning change of 1.101-acres from R-1 Rural Residential District to L-1 Large Lot Residential District. The property is located on the west side of Wise Road, south of Baham Road, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Zoning Case	**Prior Classification**	**Amended Classification**
87-001A	Unknown	SA
09-2020	SA	L-2

Site and Structure Provisions

2. The property is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Residential	R-1 (Rural Residential District)
South	Residential	R-1 (Rural Residential District)
East	Residential	R-1 (Rural Residential District)
West	Residential	R-1 (Rural Residential District)

3. As shown in Table 2, the subject site abuts residential development and undeveloped parcels to the north, south, east and west which are zoned R-1 Rural Residential District.
4. The existing R-1 Rural Residential District is intended to provide a single-family residential where the character of the area should be preserved through low densities. To protect the intention of the

district, permitted activities are limited to single-family dwellings, certain specified agricultural, and utility uses.

a. The R-1 Rural Residential District calls for parcel sizes of 5 acres or greater with a minimum lot width of 300 feet.
b. Permitted uses include: Agricultural and decorative ponds*, Agriculture, household stables and kennels, Community central water treatment facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Family-owned cemetery*, Greenhouse*, Nursery*, Small wireless facility*, Solar energy systems, Stormwater retention or detention facility*.

5. The L-1 Large Lot Residential District is intended to provide a single-family residential environment on moderate sized lots which are served by central utility systems and other urban services. The L-1 Large Lot Residential District is located in areas appropriate for urbanized single-family development in areas convenient to commercial and employment centers. To protect the intention of the district, permitted activities are limited to single-family dwellings and utility uses.
   a. The minimum lot size is 1 acre with a minimum lot width of 150'.
   b. Permitted uses. Agriculture, household stables and kennels, Community central water treatment, facilities, Community home*, Day care home*, Dwelling, single-family, Electrical energy substation*, Farm Stand*, Farm*, Greenhouse, Nursery*, Small wireless facility*, Stormwater retention or detention facility*.
6. If approved, the applicant may apply for a minor subdivision to create one 1-acre parcel. Note that the objective of the request is to create a 1.101 acre parcel as shown on the attached survey.

Consistency with New Directions 2040
Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

Residential – Medium Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.1.G) *- When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:*

Administrative Comment

November 5, 2026

Department of Planning and Development

ZONING STAFF REPORT | **PLANNING & DEVELOPMENT**

2026-4806-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

Ross Liner
Director

i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
iv. The proposed amendment is compatible with existing use and zoning of nearby property.
v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

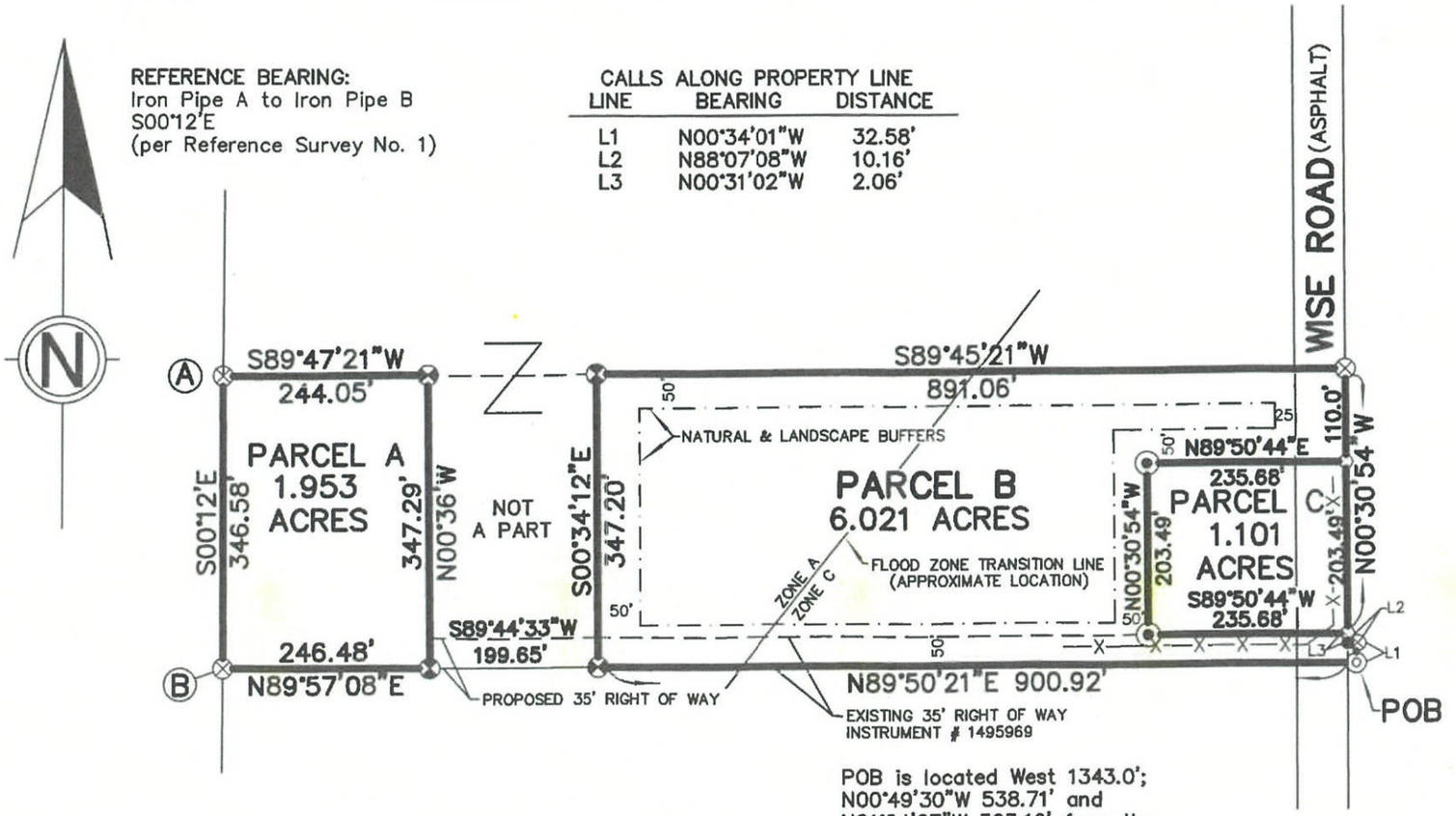


2026-4806-ZC

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
S00°12'E
(per Reference Survey No. 1)

CALLS ALONG PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N00°34'01"W	32.58'
L2	N88°07'08"W	10.16'
L3	N00°31'02"W	2.06'



POB is located West 1343.0';
N00°49'30"W 538.71' and
N01°04'07"W 503.16' from the
1/4 Section Corner common
to Sections 33 & 34, T6S, R10E.

APPROVAL:

CHAIRMAN/PARISH PLANNING & ZONING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

LEGEND

- ◎ = 3/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ◉ = 1/2" IRON ROD FOUND
- ○ = MAG NAIL SET
- ⊙ = 1/2" IRON ROD SET
- —X— = FENCE

NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Survey for Ismael & Idania Vazquez by John G. Cummings, Surveyor, dated March 6, 2001, Job No. 01030.

2. Survey for William Vaughn McDaniel and Maria V. McDaniel by Jeron R. Fitzmorris, Surveyor, dated June 10, 2005, latest revision August 23, 2005, No. 11,326.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

PLAT PREPARED FOR:
Ismael Vazquez

SCALE: 1" = 200'

DATE: 8/18/2026

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

FOR REVIEW ONLY

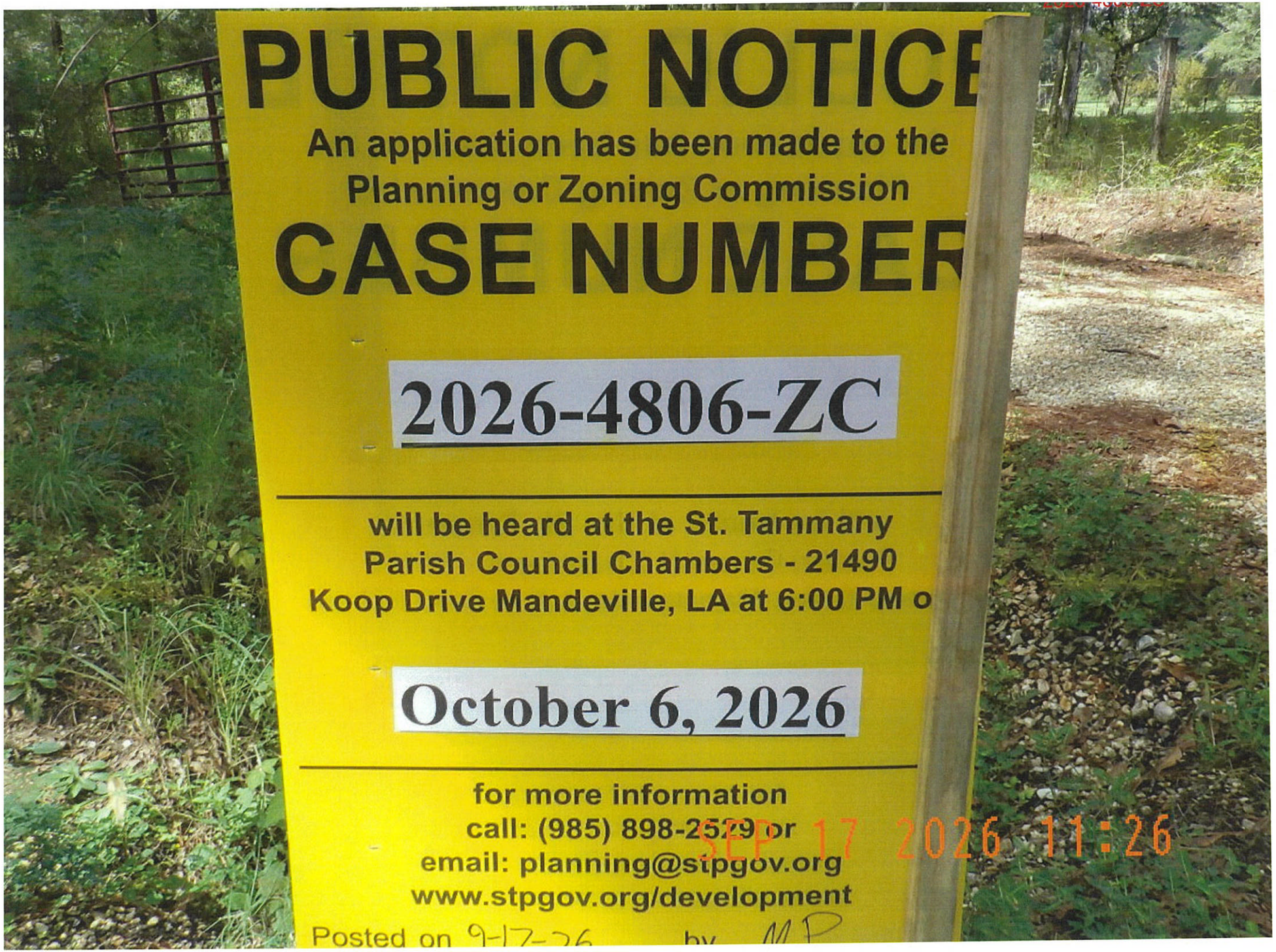
PROFESSIONAL LAND SURVEYOR

A MINOR SUBDIVISION OF 9.075 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE.
COVINGTON, LA 70433
office@johngcummings.com
PHONE: (985) 892-1549
FAX: (985) 892-9250

JOB NO. 26146


2026-4806-ZC
L-1
R-1
R-2
L-2


PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4806-ZC
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM o
October 6, 2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 9-17-26 by M P
SEP 17 2026 11:26


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