

Exhibit "A"

2026-4694-ZC

ALL THAT CERTAIN PIECE OR PACEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, mean, privileges, servitudes, prescriptions, and appurtenances, thereunto belonging or in anywise appertaining thereto, located in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, at more particularly described to wit: From Section Corner commons to Sections 16, 17, 20, and 21, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, go North 00 degrees 08 minutes West 1166.75 feet to the North right-of-way of LA Highway 22; then run along said right-of-way North 80 degrees 56 minutes 05 seconds West 1078.14 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING continue North 80 degrees 56 minutes 05 seconds West 125.00 feet to a point; thence go North 00 degrees 18 minutes 20 seconds West 310.00 feet to a point; thence go South 80 degrees 56 minutes 05 seconds East 125 feet to a point; thence go South 00 degrees 18 minutes 20 seconds East 310.00 feet back to the POINT OF BEGINNING. All in accordance with map or plat of survey by Land Surveying, Inc. being map number 6901, dated August 7, 1995, on which map it is stated that this parcel contains .88 acres.

ALL THAT CRTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more full described as follows: Commencing from the section corner common to section 16, 17, 20, and 21 of said township and range, thence North 00 degrees 46 minutes 28 seconds West 1165.78 feet to an 1-1/2 inch iron pipe found, thence North 81 degrees 01 minutes West 662.63 feet along the North side of State Highway 22 to a 5/8 inch iron rod found; thence North 80 degrees 59 minutes 05 seconds West 346.44 feet along the north side of said highway to a 1/2 inch iron rod set, thence North 00 degrees 05 minutes 29 seconds East 310.02 feet to 1/2 inch iron rod set and being the POINT OF BEGINNING. Thence North 80 degrees 58 minutes West 185.32 feet to a 1/2 inch rod found; thence South 89 degrees 54 minutes 22 seconds East 183.07 feet to a 1/2 inch iron rod set thence South 00 degrees 05 minutes 29 seconds West 1021.66 feet to the POINT OF BEGINNING, containing 4.23 acres.

ALL THAT CERTAIN PARCEL OF GROUND, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the corner common to Sections 8,9, 16 and 17, township 7 South, Range 10 East; thence South 00 degrees 06 minutes 48 seconds East a distance of 2651.88 feet; thence North 75 degrees 19 minutes 28 seconds West a distance of 10.85 feet; thence South 89 degrees 36 minutes 57 seconds West a distance of 288.68 feet; thence North 84 degrees 28 minutes 53 seconds West a distance of 10.10 feet; thence North 89 degrees 54 minutes 22 seconds West a distance of 392.28 feet; thence South 43 degrees 33 minutes 37 seconds East a distance of 68.95 feet; thence South 02 degrees 34 minutes 26 seconds West a distance of 575.20 feet; thence North 80 degrees 52 minutes 43 seconds West a distance of 73.35 feet; thence North 83 degrees 12 minutes 46 seconds West a distance of 226.40 feet; thence South 14 degrees 26 minutes 51 seconds West a distance of 118.89 feet; thence South 85 degrees 21 minutes 00 seconds West a distance of 90.22 feet; thence South a distance 08 degrees 32 minutes 16 seconds West a distance of 264.40 feet; thence North 80 degrees 59 minutes 05 seconds West a distance of 257.05 feet THE POINT OF THE BEGINNING being the Southwest corner of Tract CA-2 on Louisiana Highway 22.

FROM THE POINT OF BEGINING go North 00 degrees 08 minutes 25 seconds East a distance of 310 feet; thence South 80 degrees 58 minutes 00 seconds East a distance of 60.00 feet; thence South 00 degrees 05 minutes, 32 seconds West a distance of 310.00 feet to the North of Right of Way of Highway 22; thence go North 80 degrees 59 minutes 05 seconds West a distance of 60.0 feet back to the POINT OF BEGINING.

Administrative Comment

August 6, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4694-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 north side of Louisiana Highway 22, west of Jackson court; Madisonville; S17, T7S, R10E; Ward 1, District 1

Petitioner: William Tennis II & Ashley Tennis **Posted:** June 22, 2026
Owner: William Tennis II & Ashley Tennis **Commission Hearing:** July 7, 2026
Size: 5.53 acres **Determination:** Approved



Current Zoning:

L-2 (large Lot Residential District)

Requested Zoning:

NC-1 (Neighborhood Commercial District)

Future Land Use: Mixed-Use

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X; CDA: No

Elevation Requirements:

FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 5.53 acres from L-2 Large Lot Residential District to NC-1 Neighborhood Commercial District. The subject property is located on west side of Jackson Court, north of Louisiana Highway 55; Madisonville.

Zoning History
Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
25-5668	L-1 (Large Lot Residential District)	L-2 (Large Lot Residential District)

Site and Structure Provisions

2. The site is currently undeveloped.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	Rue du Chene PUD (Planned Unit Development)
South	Residential	L-1 (Large Lot Residential District)
East	Residential	Jackson Court PUD (Planned Unit Development)
West	Residential and Undeveloped	L-1 (Large Lot Residential District)

3. As seen in Table 2, the subject property abuts two PUD Planned Unit Developments to the north and east, residential development to the south, and residential and undeveloped tracts zoned L-1 Large Lot Residential District to the west.
4. The existing L-2 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

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services. The L-2 Large Lot Residential District is located in areas appropriate for urbanized single-family development 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 existing L-2 Large Lot Residential District allows parcel sizes of ½ -acre or greater with a minimum parcel width of 100 feet.
5. The purpose of the NC-1 Neighborhood Office District is to provide for the location of some small professional offices near residential developments in order to provide neighborhood- scale services to residents with minimal impact on residential development in the area.
 - a. The maximum building size allowable within the NC-1 District is 5,000 square feet
 - b. Permitted uses include Animal services, Community home*, Day care home, Single-family dwellings, Two-family dwellings, Townhouses, Medical facility, Clinic, Office, Short term rental*, Stormwater retention or detention facility, Veterinary clinic, no outdoor kennels, Permitted temporary uses.
6. If approved the applicant can apply for a building permit or site work permit to construct any of the above-mentioned uses. Commercial development must meet all commercial requirements including but not limited to landscaping, parking and drainage regulations within the Unified Development Code.

Consistency with New Directions 2040

Mixed-Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 5:1: Reserve land fronting existing, undeveloped corridors for commercial uses.

Standards for Review (Sec. 200-3.3.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:

- 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 condition, 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.

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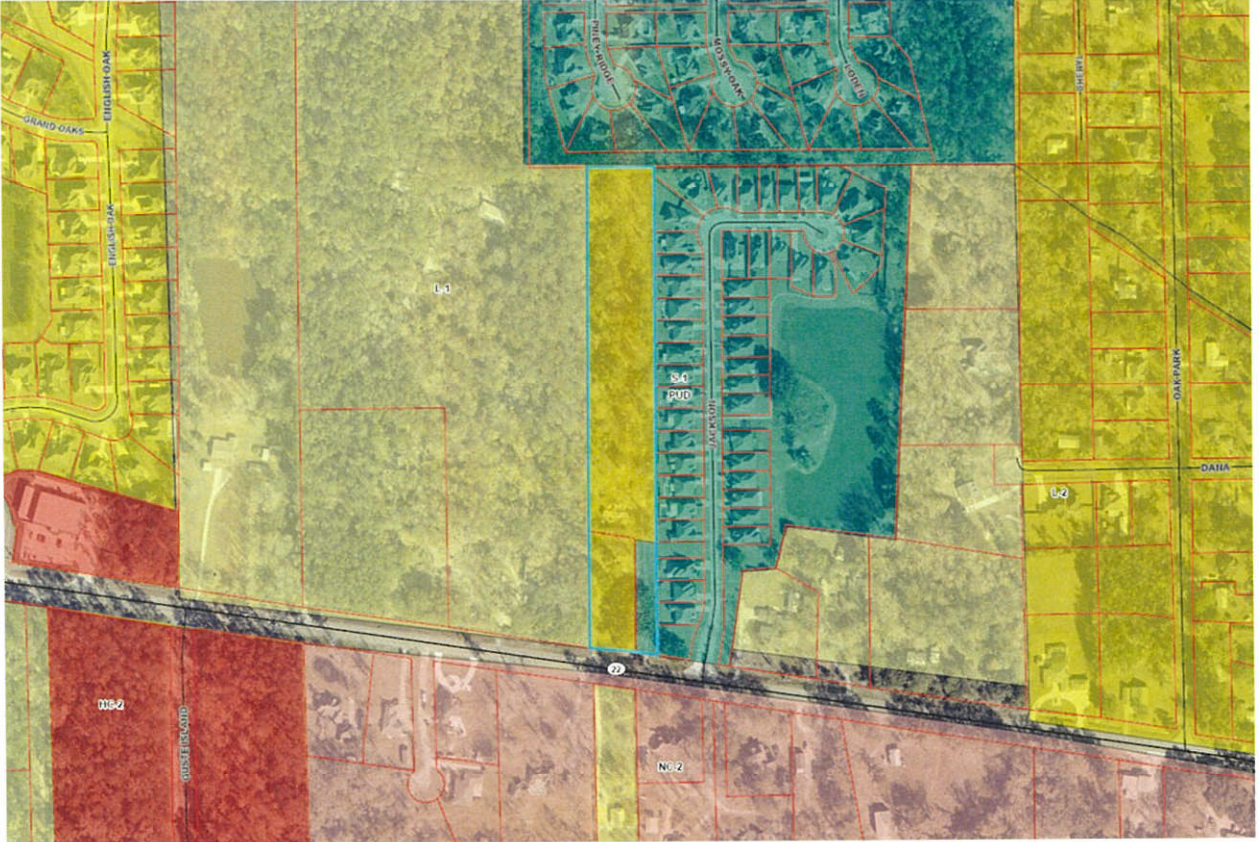
Department of Planning and Development



ZONING STAFF REPORT
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MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
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Director





L-1

7 - R10E
17

L-2

S-1

Jackson Court

22

HC-2

NC-2

Guste Island Estates

HOUSE SPARROW

WOOD-THRUSH

GUSTE ISLAND

W:\S\G\922\JSAHFF577\201615SubAMS\JM



Jun 22, 2026 at 9:00:46 AM

1730 LA-22

PUBLIC NOTICE

An application has been made to the

Planning or Zoning Commission

CASE NUMBER

2026-4694-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

JULY 7, 2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 6-22-26 by AA

Jun 22, 2026 at 9:00 AM
1730 LA-22
Madisonville LA 70447
United States

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