

EXHIBIT "A"

2026-4737-ZC

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in Section 26, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, and designated as **PARCEL B** on a Resubdivision Map by Land Surveying, Inc., dated April 10, 2007, Number 13133, and registered with the Clerk of Court for the Parish of St. Tammany, State of Louisiana, as Map File No. 4433D, and according thereto is more fully described as follows, to-wit:

From the quarter corner between Sections 26 and 27, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, run East, 28.00 feet; thence North 00 degrees 25 minutes West, 1328.00 feet; thence North 89 degrees 45 minutes East, 1289.50 feet; thence South 00 degrees 25 minutes East, 1186.00 feet; thence South 89 degrees 32 minutes West, 150.00 feet; thence South 89 degrees 39 minutes West 242.00 feet; thence South 00 degrees 25 minutes 18 seconds East, 30.52 feet to the Point of Beginning.

From the Point of Beginning, run South 00 degrees 25 minutes 18 seconds East, 116.11 feet to a point; thence South 00 degrees 23 minutes 24 seconds East 55.50 feet to a point; thence South 85 degrees 46 minutes 52 seconds West, 242.37 feet to a point; thence South 89 degrees 47 minutes 35 seconds East, 242.76 feet to a point; thence South 00 degrees 25 minutes 18 seconds East, 80.51 feet back to the Point of Beginning.

Administrative Comment

September 3, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4737-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 LA Highway 40, and west of Short Street, Covington; S26, T5S, R10E, Ward 2, District 2

Petitioner: Darren & April Gomez
Owner: Darren & April Gomez

Posted: July 17, 2026
Commission Hearing: August 4, 2026
Determination: Approved

Size: 1.45 acres



Current Zoning: L-1 Large Lot Residential District, & RO Rural Overlay

Requested Zoning: L-1 Large Lot Residential District, MHO Manufactured Housing Overlay, & RO Rural Overlay

Future Land Use: Rural/Agricultural

Flood Zone: Effective Flood Zone: C;
Preliminary Flood Zone: X

Critical Drainage: No

Elevation Requirements:
FFE is 12" above crown of street elevation

FINDINGS

1. The applicant is requesting to rezone 1.45-acres from L-1 Large Lot Residential District and RO Rural Overlay to L-1 Large Lot Residential District, MHO Manufactured Housing Overlay & RO Rural Overlay. The parcel is located on the north side of LA Highway 40, and west of Short Street, Covington.

Zoning History

Table 1: Zoning history of Subject Lot(s)		
Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	L-1

Site and Structure Provisions

2. The subject property is currently developed with a single-family residence.

Compatibility or Suitability with Adjacent Area

Table 2: Surrounding Land Use and Zoning		
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	L-1 (Large Lot Residential District) & RO (Rural Overlay)
South	Residential	L-1 (Large Lot Residential District), TF (Two Family District) & RO (Rural Overlay)
East	Residential	L-1 (Large Lot Residential District) & RO (Rural Overlay)
West	Residential	L-1 (Large Lot Residential District) & RO (Rural Overlay)

3. As shown in Table 2, the subject parcel borders developed and undeveloped residential

Administrative Comment

September 3, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

properties zoned L-1 (Large Lot Residential District) & RO (Rural Overlay) to the north, east, west, and developed residential property zoned L-1 (Large Lot Residential District), TF (Two Family District) & RO (Rural Overlay) to the south.

- 4. The existing 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 L-1 District requires parcel sizes of one acre or greater with a minimum parcel width of 150 feet.
- 5. The RO Rural Overlay is established to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in the district is agricultural, either active in the form of crops or passive in the form of forest management or pasture lands. Permitted uses include single-family residences and certain accessory structures and uses for the conduct of agriculture support and related business.
- 6. The purpose of the requested MHO Manufactured Home Overlay is to provide for areas where manufactured homes may be placed on individual lots as permitted uses. It is intended to provide various areas and settings for a quality living environment for manufactured home residents.

As shown on the map below, much of the surrounding property along both the east and west sides of Highway 40 is designated with the MHO Manufactured Housing Overlay. The subject property, which directly abuts Highway 40, is not currently within the overlay.

The surrounding zoning pattern is largely attributable to the Parish’s 2009-2010 Comprehensive Rezoning, through which a substantial area surrounding the subject property was designated with the MHO.



Table 3: History of MHO Zoning in the Vicinity		
Case Number	Address	Ordinance
Comprehensive Rezoning	N/A	10-2234

Administrative Comment

September 3, 2026

Department of Planning and Development



ZONING STAFF REPORT
2026-4737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

7. If approved, the applicant may apply for a building permit to place a manufactured home on the property.

Consistency with New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- 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:

- 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.

Administrative Comment

September 3, 2026

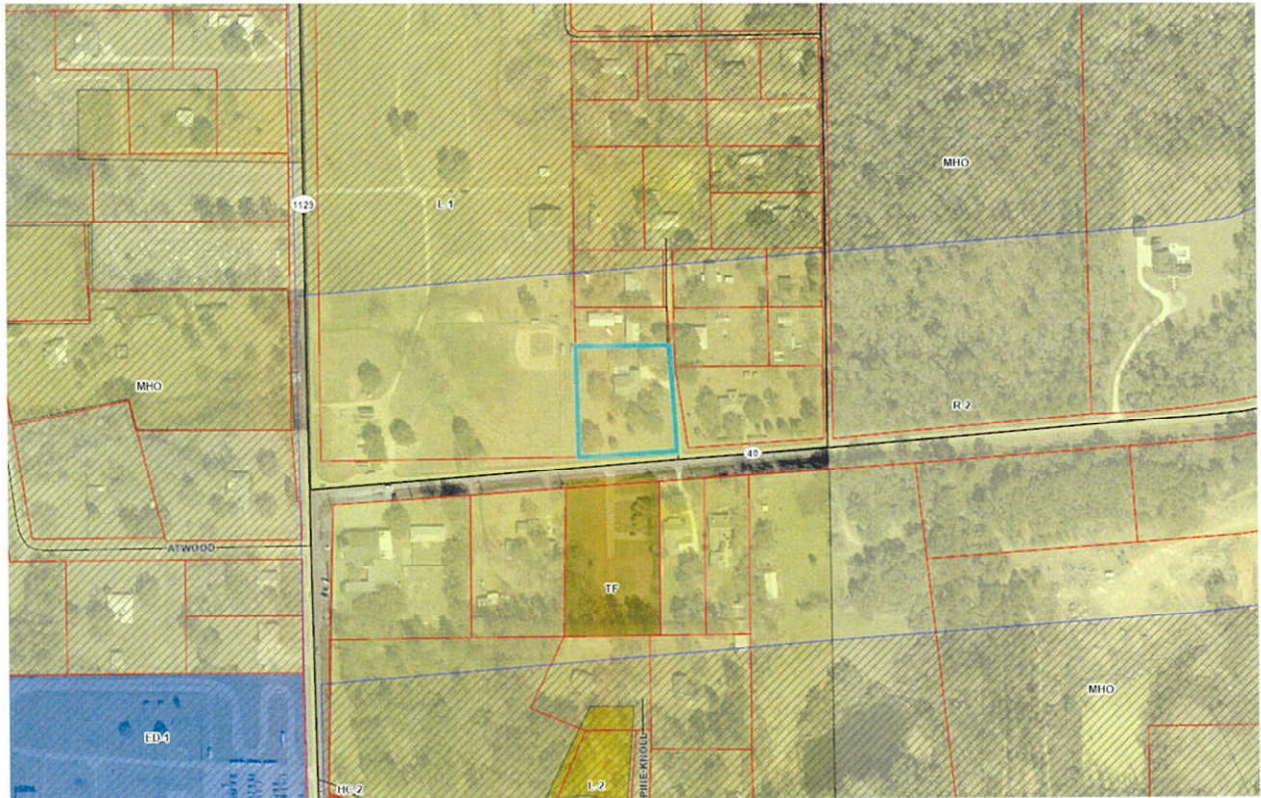
Department of Planning and Development

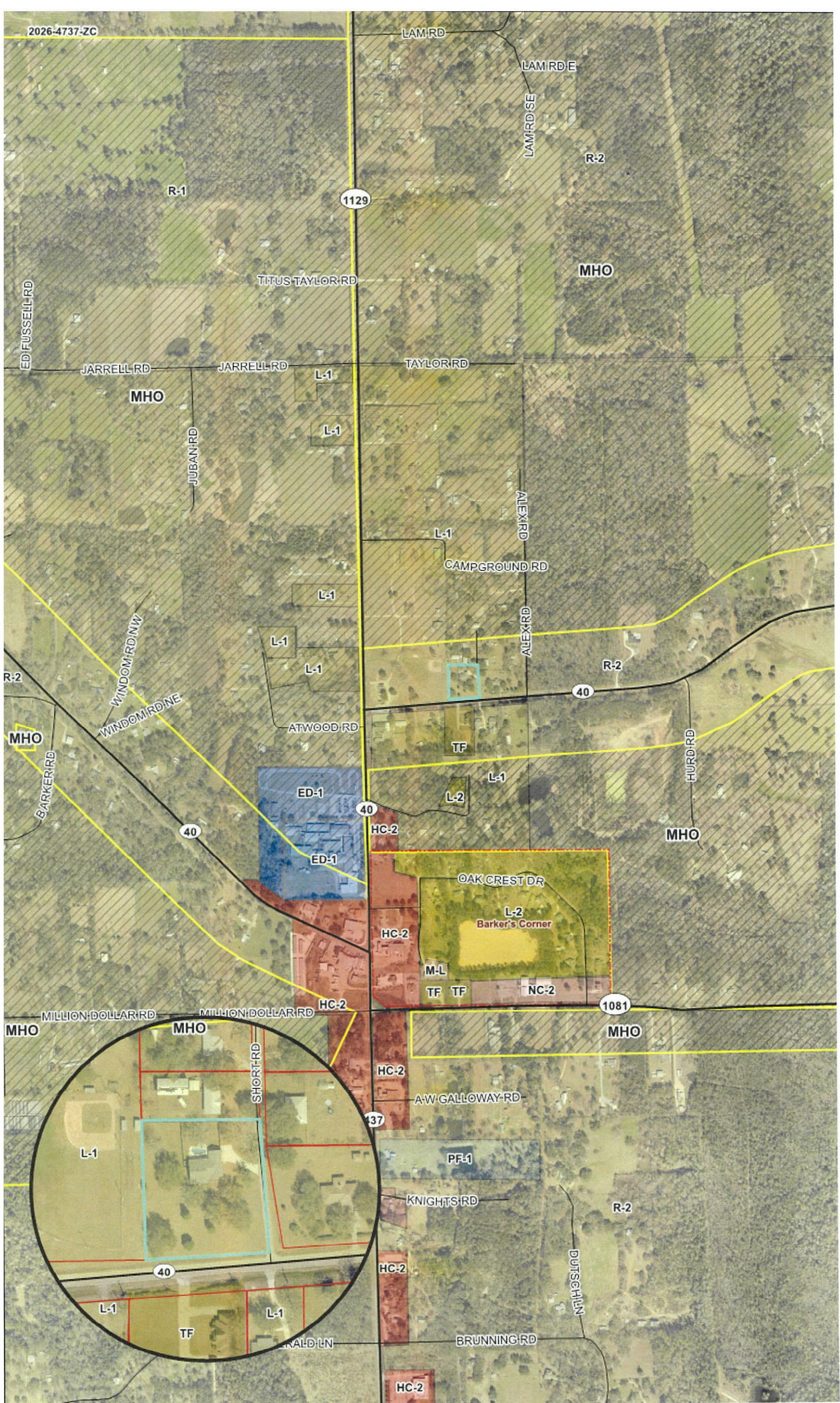


ZONING STAFF REPORT
2026-4737-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director





PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4737-ZC

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

August 4, 2026

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

Posted on 7-17-26 by

2026-4737-ZC

17 2026 10:47

2026-4737 ZC

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER

2026-4737-ZC

will be heard at the St. Tammany
Parish Council Chambers - 21400
Koop Drive Mandeville, LA at 6:00 PM

August 4, 2026

for more information
call: (985) 898-2629 or
email: planning@sttpov.org
www.sttpov.org/development

Posted on 7/17/26 by [signature]

JUL 17 2026 10:47